

**HOLLYWOOD MEDIA DISTRICT
PROPERTY BUSINESS IMPROVEMENT
DISTRICT**

*Being Renewed Under California Streets and Highways Code Section 36600 et seq.
Property and Business Improvement District Act of 1994*

RENEWED

**DISTRICT
ASSESSMENT ENGINEER'S
REPORT**

ATTACHMENT A

*Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates*

May 8, 2014

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ADMINISTRATIVE
SERVICES DIVISION

THE HOLLYWOOD MEDIA DISTRICT BID –ENGINEER’S REPORT

DISTRICT ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Hollywood Media District Property and Business Improvement District ("HMD BID") being renewed for a ten (10) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



A handwritten signature of Edward V. Henning in black ink, written over a horizontal line.

RPE #26549 May 8, 2014.

Edward V. Henning

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the "detailed engineer's report" required by Section 4(b) of Article XIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the HMD BID in the City of Los Angeles, California being renewed for a ten (10) year term. The discussion and analysis contained within this Report constitutes the required "nexus" of rationale between assessment amounts levied and special benefits derived by properties within the HMD BID.

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Background

The HMD BID is a property-based benefit assessment type district being renewed for a ten (10) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code, also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“BID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from BID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from BID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the HMD BID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIII of the California Constitution.

Since Prop 218 provisions will affect all subsequent calculations to be made in the final assessment formula for the HMD BID, Prop 218 requirements will be taken into account. The key provisions of Prop 218 along with a description of how the HMD BID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”

There are 526 parcels within the renewed HMD BID “identified” as assessable parcels that will derive special benefit from the proposed District programs and activities. The benefits are special and unique only to the identified parcels within the District because programs and services (i.e. streetscape services, security, improvements and marketing; and management) will only be provided directly for the benefit of the identified parcels. These identified benefiting parcels are located within the BID perimeter boundary which is shown on the Boundary Map attached as Appendix 2 to this Report and are listed as Appendix 1 to this Report - identified by assessor parcel number. Any future development and/or land subdivisions will adhere to the assessment rate structures described herein. While there is only one benefit zone within the renewed District, there are premium streetscape service areas for parcels with street frontages along La Brea Avenue, Santa Monica Boulevard and/or Highland Avenue. The premium streetscape service area frontages require higher levels of programmed and response streetscape service than other “standard” area frontages in order to attain a high-quality level

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of cleanliness and appearance along these high activity transit and pedestrian corridors.

Setting

The HMD BID is located in the Hollywood area of Los Angeles just south of the famous Sunset Boulevard and Hollywood Boulevard entertainment corridors, just east of the West Hollywood City limit, north and northeast of the also famous Melrose Avenue shopping and dining corridor and west of Vine Street. The property uses within the boundaries of the BID which will receive special benefits from BID funded programs and services are currently a mix of general commercial, industrial, retail, office, live-work lofts, commercial parking, government and a few scattered residential units. (See Benefit Analysis section starting on page 12 of this Report for a detailed discussion of special benefits for each land use category). The HMD BID is anchored by several large campus-like television and motion picture studios and hundreds of media support and design oriented businesses and facilities. Also located within the HMD BID along Santa Monica Boulevard is “Theatre Row Hollywood” which features a dozen live theaters with over 20 stages that feature dramatic plays, musicals and comedies. There are also several night clubs featuring live music and dancing. Interwoven around this commercial-industrial District are pockets of mature residential neighborhoods ranging from single family dwellings to multi-unit apartment buildings. More recently, there have been newer work-live “loft” condominiums built along the commercial-industrial streets within the HMD BID which house media related businesses with ancillary built-in residential components. In addition, there are at least two proposed large mixed-use developments within the HMD BID with primary ground floor commercial uses and secondary multi upper floor apartment units.

State PBID Law (Section 36632 Streets and Highways Code) states: Properties zoned solely for residential use.....are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessments pursuant to this part." Based on this State Law provision, the HMD BID boundaries are intentionally scribed to exclude parcels zoned solely residential since State Law conclusively presumes that such parcels will not benefit from BID funded improvements and services and cannot be assessed. No direct or tangible BID funded services and improvements will be provided to these parcels nor will any special benefits be conferred upon them.

It is noted that this section of State Law does not address the actual land use on parcels zoned solely residential; only the underlying zoning designation. There are several parcels on the perimeter of the HMD BID that are zoned solely residential but have commercial-industrial land uses. But for their underlying residential zoning, these parcels would be included in the HMD BID. Since State Law conclusively presumes that they will not benefit from BID funded improvements and services by virtue of their underlying zoning designation, they are excluded. No direct or tangible BID funded services and improvements will be provided to such parcels nor will any special benefits be conferred upon them.

The above-cited “zoned solely residential” assessment exemption does not apply to residential land uses on non-residential zoned parcels. In the opinion of the Engineer with nearly 40 years of professional assessment engineering experience and based on the nature of the services funded and provided by the HMD BID (over 95% allocated to “clean and safe and related administration”), residential land uses that are located within the HMD BID will receive proportionate special benefits from direct and tangible BID services and will be proportionately assessed as noted within

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this Plan and the attached Engineer’s Report. Each assessed parcel and land use within the HMD BID will proportionately benefit from the BID funded supplemental security, streetscape services, newsletter and website and administration. These services improve commerce, employment and livability for patrons, visitors, employees and residents within the HMD BID by reducing crime, litter and debris, all considered detractors to commerce, occupancy rates, livability and investment return if not contained and properly managed.

Boundary Justification

The perimeter boundary of the renewed Hollywood Media District BID is generally bounded by Lexington/DeLongpre Avenues on the north, Vine Street on the east, Melrose/Willoughby Avenues on the south and La Brea Avenue on the west. Due to several legal and land use related circumstances the actual HMD BID boundaries within the broadly defined limits described above are irregular. These special circumstances are described as follows:

Northern Boundary

1. Along the north, all parcels lying generally between DeLongpre and Lexington between La Brea and Vine, except along Highland, Vine and La Brea are residentially zoned and developed and precluded from BID assessments by virtue of State Law and will have no special benefits conferred on them, and thus, are not included in the HMD BID. A few unique situations are described as follows:
 - A. There is a 36 unit apartment building located at the northern HMD BID boundary on the west side of Orange north of Santa Monica Blvd. This apartment complex straddles three parcels – APN 5532-016-024, 025 and 054. The first 2 parcels, APN 5532-016-024 and 025 (northern-most) are zoned LAR3 (solely residential and precluded by State Law from being assessed). The third parcel is zoned LAC2 and while it could be assessed, is tied developmentally to two non-assessable parcels to the north. It is the opinion of this Engineer that all 3 parcels should be excluded from inclusion in the HMD BID by virtue of the residential land use, the predominant underlying residential zoning designation which is precluded by State Law from being assessed and the location on the northern HMD BID perimeter boundary. No direct or tangible BID funded services and improvements will be provided to these parcels nor will any special benefits be conferred upon them.
 - B. APN 5532-006-028 extends from Highland to Citrus just north of Lexington. The east part of this parcel is Zoned LAC2 and the west part, a parking lot, is zoned LAR3 (solely residential and precluded by State Law from being assessed). Only the part zoned LAC2 will be included in the HMD BID and assessed. The part zoned LAR3 will not be included in the HMD BID nor assessed. No direct or tangible BID funded services and improvements will be provided to the western part of this parcel with Citrus frontage nor will any special benefits be conferred upon it.
 - C. APN 5532-005-040 extends from Highland east to McCadden. The west part of this parcel is Zoned LAC2 and the east part, private classroom buildings, is zoned LARD1.5 (solely residential and

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precluded by State Law from being assessed). Only the part zoned LAC2 will be included in the HMD BID and assessed. The part zoned LARD1.5 will not be included in the HMD BID nor assessed. No direct or tangible BID funded services and improvements will be provided to the eastern part of this parcel with McCadden frontage nor will any special benefits be conferred upon it.

- D. APN 5532-005-041 extends from Highland east to McCadden. The west part of this parcel is Zoned LAC2 and the east part, a parking lot is zoned LARD1.5 (solely residential and precluded by State Law from being assessed). Only the part zoned LAC2 will be included in the HMD BID and assessed. The part zoned LARD1.5 will not be included in the HMD BID nor assessed. No direct or tangible BID funded services and improvements will be provided to the eastern part of this parcel with McCadden frontage nor will any special benefits be conferred upon it.
 - E. The four parcels on the east side of Seward just south of Lexington are Zoned M1 – APN 5533-011-013, 014, 015, and 016. The latter 3 parcels contain multi-unit residential apartments and the former (the northern-most) a parking lot. It is the opinion of this Engineer that these four parcels represent the beginning of the residential neighborhood to the north and east of this location and have no relationship to the television and movie studio and related media land uses within the core HMD BID. For this reason, these parcels are excluded from inclusion in the HMD BID. No direct or tangible BID funded services and improvements will be provided to these four parcels nor will any special benefits be conferred upon them.
2. While much of the area along Highland north of DeLongpre is commercially developed, it represents a general automobile related commercial strip land use pattern, much different than the television and movie studio and related media type land uses found south of DeLongpre along Highland and throughout the balance of the HMD BID. These general automobile oriented commercial parcels north of DeLongpre do not coincide with the HMD BID land use patterns nor provide ancillary commercial support for the television and movie studio activities, and thus, are not included in the HMD BID. No direct or tangible BID funded services and improvements will be provided to parcels north of DeLongpre nor will any special benefits be conferred upon them.

Eastern Boundary

3. While much of the area on the east side of Vine and Santa Monica east of Vine is commercial in nature, it represents a general automobile related commercial strip land use pattern, much different than the television and movie studio and related media type land uses found throughout the HMD BID. These general automobile oriented commercial parcels east of Vine do not coincide with the HMD BID land use patterns nor provide ancillary commercial support for the television and movie studio activities, and thus, are not included in the HMD BID. No direct or tangible BID funded services and improvements will be provided to parcels east of Vine nor will any special benefits be conferred upon them.

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Southern Boundary

4. Along the south, parcels generally between Willoughby and Melrose between La Brea and Vine, except along Highland, Seward, Cole, Cahuenga and Vine are all zoned solely residential and precluded by State Law from BID assessments, and thus, are not included in the HMD BID.
5. While much of the area along Melrose is commercially developed, it represents a general automobile related commercial strip land use pattern, much different than the television and movie studio and related media type land uses found throughout the HMD BID. These general automobile oriented commercial parcels along Melrose and south do not coincide with the HMD BID land use patterns nor provide ancillary commercial support for the television and movie studio activities, and thus, are not included in the HMD BID. No direct or tangible BID funded services and improvements will be provided to parcels along Melrose and south nor will any special benefits be conferred upon them.

Western Boundary

6. While both sides of La Brea between Romaine and DeLongpre are commercially developed, they lie within the City of West Hollywood and cannot, without consent of the West Hollywood City Council, be included within a City of Los Angeles business improvement district. Since there is no such consent, parcels located within the City of West Hollywood are not included in the HMD BID. No direct or tangible BID funded services and improvements will be provided to parcels within the City of West Hollywood nor will any special benefits be conferred upon them.

Miscellaneous Boundary Discussion

7. Two existing property BIDs border the HMD BID – the Sunset and Vine BID on the northeast, and the Melrose Avenue BID on the southwest. State Law precludes two property BIDs from overlapping, and thus, any parcels located within these other BIDs are not included in the HMD BID.
8. Proposed expansion area #1 includes 15 parcels on the block west of the current HMD BID boundary bounded by La Brea, Willoughby, Formosa and Romaine. This block currently reflects similar media related industrial/commercial land uses to those on the east side of La Brea. It is the opinion of the Assessment Engineer that these 15 parcels would receive special benefit from BID funded services.
9. Proposed expansion area #2 includes 3 commercial parcels on the block southeast of the current HMD BID boundary, bounded roughly by Vine, Melrose, Lillian Way and Waring. This block reflects similar commercial land uses to those along the west side of Vine within the HMD BID. It is the opinion of the Engineer that these 3 commercial parcels would receive special benefit from BID funded services. It is noted that 2 other parcels on the northwest portion of this block, while zoned LAC2, contain multi-unit residential apartments. It is the opinion of the Engineer that these 2 parcels represent the beginning of the residential neighborhood to the west of

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this location and have no relationship to the television and movie studio and related media land uses within the core HMD BID. For this reason, these parcels are excluded from inclusion in the HMD BID. No direct or tangible BID funded services and improvements will be provided to these 2 parcels nor will any special benefits be conferred upon them.

10. Proposed expansion area #3 includes 16 parcels on the block of Highland Avenue north of the current HMD BID boundary between Fountain and DeLongpre. This block currently reflects similar media related industrial/commercial land uses to those along Highland Avenue south of Fountain. It is the opinion of the Assessment Engineer that these 16 parcels would receive special benefit from BID funded services.

Boundary Description:

The boundary of the renewed Hollywood Media District Business Improvement District and parcels within it are shown on the map of the HMD BID attached as Appendix 2 to this Report along with a Map Number Index tying map numbers with Assessor Parcel Numbers and site addresses. The exterior perimeter boundaries, including 3 expansion areas, are more specifically described as follows:

Northern Boundary

Beginning at the northwest corner of the HMD BID, at the northwest corner of APN 5531-013-021; thence east from the point of beginning along the segmented northern property line of said APN 5531-013-021 to the segmented western property line of said APN 5531-013-021; thence north along said 5531-013-021 segmented western property line of said APN 5531-013-021 to the segmented northern property line of said APN; thence east along said segmented northern property line of said APN 5531-013-021 past the centerline of Sycamore Avenue to the northern property line of APN 5532-016-029, continuing east along said northern property line of said APN 5532-016-029 to the eastern property line of said APN 5532-016-029; thence south along said eastern property line of said APN 5532-016-029 to the northern property line of APN 5532-016-027; thence east along said northern property line of said APN 5532-016-027 to the centerline of Orange Dr; thence north from this point to the westerly prolongation of the northern property line of APN 5532-017-020; thence east along said northern property line of said APN 5532-017-020 to the western property line of APN 5532-017-019; thence north along said western property line of said APN 5532-017-019 to the centerline of Lexington Avenue; thence east along said centerline of Lexington Avenue to the southerly prolongation of the western property line of APN 5532-006-028; thence north from that point along said western property line of said APN 5532-006-028, bisecting said APN 5532-006-028 to the western property line of APN 5532-006-007; thence north along said western property line of said APN 5532-006-007, continuing north along the western property lines of APN 5532-006-029, APN 5532-006-024 and APN 5532-006-001 to the centerline of Fountain Avenue; thence west to the intersection of the southerly prolongation of the centerline of that alley lying parallel to and west of Highland Avenue; thence north from that point along said alley centerline to the centerline of DeLongpre Avenue; thence east from that point along said DeLongpre Avenue centerline, across Highland Avenue to the northerly prolongation of that alley lying parallel to and east of Highland Avenue; thence south from that point along said alley centerline to the centerline of Fountain Avenue; thence west along said Fountain Avenue centerline

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to the northerly prolongation of the eastern property line of APN 5532-005-028; thence south from that point along said eastern property line of said APN 5532-005-028, bisecting APN 5532-005-040 to the eastern property line of APN 5532-005-004; thence south from that point along said eastern property line of said APN 5532-005-004, continuing south along the eastern property line of APN 5532-005-032, bisecting APN 5532-005-041 and continuing along the eastern property line of APN 5532-005-041, APN 5532-005-011 and APN 5532-005-013 to the centerline of Lexington Avenue; thence east from that point along said centerline of Lexington Avenue to the centerline of Seward Street; thence south from that point along said centerline of Seward Avenue to the westerly prolongation of the northern property line of APN 5533-011-021; thence east from that point along said northern property line of APN 5533-011-021 to the eastern property line of said APN 5533-011-021; thence south along said eastern property line of said APN 5533-011-021, continuing south along the eastern property line of APN 5533-011-020 to the northern property line of APN 5533-011-003; thence east along said northern property line of said APN 5533-011-003, continuing across Hudson Avenue and along the northern property line of APN 5533-010-041 to the western property line of APN 5533-010-017; thence north along said western property line of said APN 5533-010-017 to the northern property line of said APN 5533-010-017; thence east along said northern property line of said APN 5533-010-017 to the centerline of Wilcox Place; thence north along said centerline of Wilcox Place to the westerly prolongation of the northern property line of APN 5533-010-005; thence east from that point along said northern property line of said APN 5533-010-005 to the centerline of Wilcox Avenue; thence north from that point to the westerly prolongation of the northern property line of APN 5533-009-902; thence east from that point along said northern property line of said APN 5533-009-902, continuing along the northern property line of APN 5533-009-031 and APN 5533-009-030 to the centerline of Cole Avenue; thence south from that point to the centerline of that alley lying parallel to and north of Santa Monica Boulevard; thence east along said alley centerline across Cahuenga Boulevard, continuing along the northern property line of APN 5533-008-024 to the eastern property line of said APN 5533-008-024; thence south along said eastern property line of said APN 5533-008-024 to the northern property line of APN 5533-008-011; thence east along said northern property line of said APN 5533-008-011, continuing along the northern property of APN – 5533-008-012 to the centerline of Lillian Way; thence south from that point along said centerline of Lillian Way to the western prolongation of the northern property line of APN 5533-007-013; thence east from that point along said northern property line of said APN 5533-007-013, continuing along the northern property line of APN 5533-007-012, APN 5533-007-035, APN 5533-007-034 and APN 5533-007-032 to the centerline of Vine Street.

Eastern Boundary

Beginning at the northeast corner of the HMD BID, a point along the centerline of Vine Street and the eastern prolongation of the northern property line of APN 5533-007-032; thence south along said centerline of Vine Street to the centerline of Waring Avenue; thence west along said centerline of Waring Avenue to the centerline of Lillian Way; thence south along said centerline of Lillian Way to the easterly prolongation of the southern property line of APN 5533-032-025; thence west along said southern property line of said APN 5533-032-025 to the eastern property line of APN 5533-032-002; thence south along said eastern property line of said APN 5533-032-002, continuing along the eastern property line of APN 5533-032-003, APN 5533-032-004, APN 5533-032-005, APN 5533-032-029,

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APN 5533-032-030, APN 5533-032-009 and APN 5533-032-011 to the northern property line of APN 5533-03-014; thence east along said northern property line of APN 5533-03-014 to the centerline of Lillian Way; thence north along said centerline of Lillian Way to the westerly prolongation of the northern property line of APN 5533-031-030; thence east along said northern property line of APN 5533-031-030 to the western property line of APN 5533-031-024; thence north along said western property line of APN 5533-031-024 to the centerline of Lillian Way; thence east along said centerline of Lillian Way to the centerline of Vine Street; thence south along said centerline of Vine Street to the centerline of Melrose Avenue.

Southern Boundary

Beginning at the southeast corner of the HMD BID, the intersection of the centerline of Vine Street and Melrose Avenue; thence west along said centerline of Melrose Avenue to the centerline of Cole Avenue; thence north from this point along said centerline of Cole Avenue to the centerline of Willoughby Avenue; thence west from this point along said centerline of Willoughby Avenue to the southerly prolongation of the western property line of APN 5533-021-012; thence north along said western property line of said APN 5533-021-012, continuing along the western property line of APN 5533-021-011, APN 5533-021-010, APN 5533-021-009, APN 5533-021-008, APN 5533-021-028, APN 5533-021-005, APN 5533-021-037, APN 5533-021-002 and APN 5533-021-030; across Romaine Avenue and continuing along the western property line of APN 5533-014-020, APN 5533-014-008, APN 5533-014-024, APN 5533-014-023, APN 5533-014-005, APN 5533-014-901 and APN 5533-014-900 to the southern property line of APN 5533-014-001; thence west from this point along said southern property line of said APN 5533-014-001, continuing along the southern property line of APN 5533-014-002 to the centerline of Wilcox Avenue; thence north from this point along said centerline of Wilcox Avenue to the prolongation of the southern property line of APN 5533-013-001; thence west from this point along said southern property line of said APN 5533-013-001, continuing along the southern property line of APN 5533-013-002, APN 5533-013-028 and APN 5533-013-005 to the centerline of Hudson Avenue; thence north from this point along said centerline of Hudson Avenue to easterly prolongation of the southern property line of APN 5533-012-028; thence west from this point along said southern property line of APN 5533-012-028, continuing along the southern property line of APN 5533-012-002 to the eastern property line of APN 5533-012-032; thence south from this point along said eastern property line of said APN 5533-012-032, continuing south along eastern property line of APN 5533-012-022, APN 5533-012-021, APN 5533-012-020, APN 5533-012-019, APN 5533-012-018, APN 5533-012-017 and APN 5533-012-025 to the centerline of Romaine Street; thence east along said centerline of Romaine Street to the centerline of Hudson Avenue; thence south from this point along said centerline of Hudson Avenue to the easterly prolongation of the southern property line of APN 5533-023-003; thence west from this point along said southern property line of APN 5533-023-003 to the eastern property line of APN 5533-023-026; thence south from this point along said eastern property line of said APN 5533-023-026, continuing south along eastern property line of APN 5533-023-027, bisecting said APN 5533-023-027 in two places, continuing across Willoughby Avenue and the eastern property line of APN 5533-025-018, APN 5533-020-017, APN 5533-020-028, APN 5533-020-025, APN 5533-020-026, APN 5533-020-013, APN 5533-020-012, APN 5533-020-011, APN 5533-020-010, APN 5533-020-009, APN 5533-020-008, continuing across Waring Avenue and south along the eastern property line of APN 5533-036-024, APN 5533-036-023, APN 5533-036-022, APN 5533-036-021,

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APN 5533-036-026, APN 5533-036-017, APN 5533-036-016 and APN 5533-036-015 to the northern property line of APN 5533-036-025; thence east from this point along said northern property line of said APN 5533-036-025 to the centerline of Hudson Avenue; thence south along said centerline of Hudson Avenue to the centerline of Melrose Avenue; thence west from this point along said centerline of Melrose Avenue to the southerly prolongation of the western property line of APN 5533-037-024; thence north from this point along said western property line of said APN 5533-037-024, continuing north along the western property line of APN 5533-037-023, APN 5533-037-005, APN 5533-037-004, APN 5533-037-003, APN 5533-037-002, APN 5533-037-001, across Waring Avenue, continuing north along the western property line of APN 5533-024-026, APN 5533-024-004, APN 5533-024-003, APN 5533-024-023, APN 5533-024-0029, APN 5533-024-0028, APN 5533-024-021, APN 5533-024-020, and APN 5533-024-001 to the centerline of Willoughby Avenue; thence east along said centerline of Willoughby Avenue to the southerly prolongation of the western property line of APN 5532-015-048; thence north from this point along said western property line of said APN 5532-015-048, continuing north along western property line of APN 5532-015-047 and APN 5532-015-046 to the centerline of Barton Avenue; thence west from this point along said centerline of Barton Avenue to the centerline of Las Palmas Avenue; thence south from this point along said centerline of Las Palmas Avenue to the centerline of Willoughby Avenue; thence west along said centerline of Willoughby Avenue to the northern prolongation of the centerline of that alley lying parallel to and east of Highland Avenue; thence south from this point along said alley centerline to the centerline of Melrose Avenue; thence west from this point along said centerline of Melrose Avenue to the centerline of Citrus Avenue; thence north from this point along said centerline of Citrus Avenue to the centerline of that alley lying parallel to and north of Melrose Avenue; thence east along said alley centerline to the centerline of that alley lying parallel to and west of Highland Avenue; thence north from this point along said alley centerline to the centerline of Willoughby Avenue; thence west along said centerline of Willoughby Avenue to the centerline of Citrus Avenue; thence north from this point along said centerline of Citrus Avenue to the eastern prolongation of the southern property line of APN 5532-011-044; thence west along said southern property line of said APN 5532-011-044, continuing across Mansfield Avenue, west along the southern property line of APN 5532-010-064 and APN 5532-010-057, continuing across Orange Dr, west along the southern property line of APN 5532-010-052 and APN 5532-010-047 to the centerline of Sycamore Avenue; thence south from this point along said centerline of Sycamore Avenue to the centerline of Willoughby Avenue; thence west from this point along said centerline of Willoughby Avenue to the centerline of Formosa Avenue.

Western Boundary

Beginning at the southwest corner of the HMD BID, the intersection of the centerlines of Willoughby Avenue and Formosa Avenue; thence north from this point along the centerline of Formosa Avenue to the centerline of Romaine Avenue; thence east from this point along said centerline of Romaine Avenue to the southern prolongation of the western property line of APN 5531-014-014; thence north from this point along said western property line of said APN 5531-014-014, continuing along the western property line of APN 5531-014-013, APN 5531-014-012, APN 5531-014-023, APN 5531-014-009 and APN 5531-014-008 to the centerline of that alley lying parallel to and south of Santa Monica Boulevard; thence east from this point along said alley centerline to the southern prolongation of the western property line of APN 5531-014-002; thence north along said western property line of said APN 5531-014-

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002 to the centerline of Santa Monica Boulevard; thence east from this point along said centerline of Santa Monica Boulevard to the southern prolongation of the western property line of APN 5531-013-021; thence north along said western property line of said APN 5531-013-021, to the true point of beginning.

While there is only one benefit zone within the renewed District, there are “premium” streetscape service areas for parcels with street frontages along La Brea Avenue, Santa Monica Boulevard and/or Highland Avenue. The premium streetscape service area frontages require higher levels of programmed and response streetscape service than other “standard” area frontages in order to maintain a high-quality level of cleanliness and appearance along these high activity transit and pedestrian corridors. Based on more intense land uses and activity along premium area frontages, the programmed and responsive levels of streetscape service are greater than those in standard frontage areas and thus, parcels with premium area frontages will share a higher proportionate percentage of the District streetscape services and related costs. Premium area frontages are heavily trafficked by both vehicular and pedestrian traffic including buses and bus stops, thereby requiring more streetscape services to address additional litter, debris, food and drink grime and gum stains than other standard area street frontages.

All identified parcels within the above-mentioned boundaries shall be assessed to fund special benefit programs, services and improvements as outlined in this Report as well as the Management District Plan. Services, programs and improvements will only be provided to these assessed parcels inside the District boundaries and none will be provided outside of the District boundaries. Each assessed parcel and land use within the HMD BID will proportionately benefit from the BID funded supplemental security, streetscape services, newsletter and website and administration. These services improve commerce, employment and livability for patrons, visitors, employees and residents within the HMD BID by reducing crime, litter and debris, all considered detractions if not contained and properly managed. All BID funded services and improvements are considered supplemental above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the HMD BID. “Special benefit” is defined in “Finding 2” of this Engineer’s Report.

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

BENEFIT ANALYSIS

As stipulated by Proposition 218, assessment District programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.

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The property uses within the boundaries of the BID which will receive special benefits from BID funded programs and services are currently a mix of general commercial, industrial, retail, office, commercial parking, government, work-live lofts and a few scattered residential units. Services, programs and improvements provided by the BID are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the District.

It is noted that over 95% of the HMD BID funds area allocated to “clean and safe” programs and related management and operation expenses. The balance of funds are used for “Improvements and Marketing” which entails communication outlets such a quarterly newsletter distributed to all assessed HMD BID stakeholders and a District website that announces important news, alerts, and issues for the use by and special benefit for assessed District stakeholders.

For assessed general commercial, retail, office, commercial parking, industrial, and work-live loft uses within the HMD BID, each of these uses and assessed parcels specially benefit from BID funded programs and services through increased commerce, commercial rental income and commercial occupancies. BID funded clean and safe programs enhance each assessed parcel by improving the safety and aesthetic appearance of each assessed parcel for its business tenants, employees, customers, clients and visitors. The communication services (Improvements and Marketing) provide important and beneficial information, alerts and news to property and business owners of each assessed parcel within the HMD BID via quarterly newsletters and an active and informative District website.

For assessed publicly owned parcels and facilities, each of these parcels specially benefit from BID funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these public locations and facilities. In addition, the BID funded communication services (Improvements and Marketing) benefit publicly owned parcels by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics.

For the few assessed residential uses within the BID (all located on non-residentially zoned parcels), these parcels specially benefit from the clean and safe programs by improving the security and livability of tenants, increasing occupancies and increasing rental income. In addition, the communication services (Improvements and Marketing) benefit these residential uses by apprising owners and tenants of important District news, security issues and alerts and crime statistics.

The proposed BID programs, improvements and services are as follows:

- Streetscape Services – sidewalk sweeping, cleaning, graffiti abatement, trash removal for assessed parcels within the District boundaries;
- Security Services– Patrol the assessed parcels within the District 24 hours per day, 7 days per week;
- Improvements and Marketing – Produce and distribute quarterly newsletters to stakeholders and maintain the District’s website which fosters positive communications between and among BID assessed parcels

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- Management and Administration – Management of all activities, contracts, etc., of the BID and associated costs including accounting, insurance, City and County fees, delinquencies and unforeseen operation expenses, etc. for the implementation of programs and services for assessed parcels.

Assessed commercial parcels that receive these programs, services and improvements attract more customers, visitors, employees, tenants and investors as a result of these programs, services and improvements, thereby increasing business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. These services improve commerce, security and aesthetic appeal for patrons, visitors and employees of assessed parcels within the HMD BID by reducing crime, litter and debris, all considered detractions to commerce, commercial occupancy rates and investment return if not contained and properly managed. In the case of assessed publicly owned parcels, BID funded programs and services provide safer and enhanced facilities for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed residential uses, BID funded programs and services improve the security and aesthetic appeal for tenants, visitors and owners, which, in turn, increase occupancies and rental income. These benefits are particular and distinct to each and every assessed parcel within the HMD BID and are not provided to non-assessed parcels outside of the District. Because these programs, services and improvements will only be provided to each individual assessed parcel within the PBID boundaries, these programs, services and improvements will constitute "special benefits". The City of Los Angeles does not provide these programs and services. In the case of the HMD BID, the very nature of the purpose of this District is to fund supplemental programs, improvements and services to assessed parcels within the BID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the BID are for services, programs and improvements directly benefiting each individual assessed parcel within the BID. No BID funded services, activities or programs will be provided outside of the BID boundaries.

While every attempt is made to provide BID services and programs to confer benefits only to those identified assessed parcels within the BID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or "spillover" onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business within the District or interest in the District itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-5% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

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A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, have used Method #3, the composite district overlay determinant method which will be used for the HMD BID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the District, general benefit to the public at large within the District and general benefit to parcels outside the District.

General Benefit – Assessed Parcels within District

BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels and are only provided for the special benefit to each and every assessed parcel within the District. It is the opinion of this Engineer, based on nearly 40 years of professional assessment engineering experience, that 100% of benefits conferred on assessed parcels within the District are distinct and special and that there are 0% general benefits conferred on these parcels. This is because the BID funded programs and services are specially geared to the unique needs of each assessed parcel within the BID and are directed specially only to these assessed parcels within the BID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the District as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics unique to each assessed parcel.

General Benefit - Public At Large

While the HMD BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District properties and are only provided for the special benefit to each and every assessed parcel within the District, these BID funded programs may also provide an incidental general benefit to the public at large within the District. Assessment Engineering experience in California has found that generally over 95% of people moving about within BID boundaries are engaged in business related to assessed parcels and businesses contained on them within the District, while the public at large “just passing through” is typically less than 5%. Based on this experience curve and the focused nature of the HMB BID funded programs and nearly 40 years of assessment engineering experience, it is the opinion of this Engineer that a general benefit factor of 0.025 (2.5%) of BID funded special benefit program costs that might provide an immediate general benefit to the public at large will be applied to these applicable program costs in order to compute the dollar and percent value of general benefits to the public at large. It is the opinion of this Engineer that the programs that may provide immediate general benefits to the public at large are Streetscape Services and Security Services. The dollar value of this general benefit type equates to 2.025% of the total Year 1 –2015 District special benefit program costs or \$21,389 as delineated in the chart below.

| | A | B | C | D | E |
|----------------------|-------------------|--------------------------------------|------------------------|---------------------------------|-----------------------|
| Program Element | Dollar Allocation | % Allocation of Special Benefit Cost | General Benefit Factor | General Benefit Percent (B x C) | General Benefit Value |
| Streetscape Services | \$211,250 | 20.00% | 0.025 | 0.5000% | \$5,281 |
| Security Services | \$644,300 | 61.00% | 0.025 | 1.5250% | \$16,108 |
| TOTAL | \$855,550 | 81.00% | | 2.0250% | \$21,389 |

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General Benefits – Outside Parcels

While District programs and services will not be provided directly to parcels outside the District boundaries, it is reasonable to conclude that District services such as increased safety and cleanliness may confer an indirect general benefit on commercial (non-residential) parcels immediately adjacent to the District boundaries. An inventory of the District boundaries finds that the District is surrounded by hundreds of parcels, all of which but 65, are parcels zoned solely residential with residential uses. Of these 65 parcels with commercial uses, 8 are located within existing BIDs immediately adjacent to the HMD BID (3 within the Sunset & Vine BID and 5 within the Melrose BID). Based on nearly 40 years of assessment engineering experience, it is the opinion of this Engineer that parcels outside the BID boundaries that are zoned solely residential and with residential uses do not receive identifiable or calculable levels of general benefits from BID funded programs and services which are geared specifically for and directed immediately to, only assessed parcels within the BID boundaries and for the special and direct benefit of the array of land uses within the BID boundaries. The remaining 57 non-residential parcels outside the District boundaries and immediately adjacent to assessed parcels within the District can reasonably be assumed to receive some indirect general benefit as a result of BID funded programs, services and improvements. Based on nearly 40 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 526 parcels within the District and a benefit factor of 0.075 be attributed to general benefits conferred on the 57 non-residential parcels immediately adjacent to or across the street from assessed parcels within the HMD BID and a benefit factor of 0.01 be attributed to general benefits conferred on the 8 non-residential parcels located in other existing BIDs immediately adjacent to or across the street from assessed parcels within the HMD BID . The dollar value of this general benefit type equates to 0.8211% of the applicable Year 1 –2015 District program costs or \$8,745 ($0.8211\% \times \$1,064,981$) as delineated in the chart below.

| Parcel Type | Quantity | Benefit Factor | Benefit Units | Benefit Percent | Benefit Value |
|--|----------|----------------|---------------|-----------------|---------------|
| Parcels in the District | 526 | 1 | 526 | 99.1789% | \$1,056,236 |
| Non-Residential Parcels Outside the District | 57 | 0.075 | 4.275 | 0.8061% | \$8,584 |
| Non-Residential Parcels in Other BIDs | 8 | 0.01 | 0.08 | 0.0151% | \$161 |
| TOTAL | | | 530.355 | 100.0000% | \$1,064,981 |

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the District, the public at large and non-residential parcels outside the District equates to 2.9826% ($0\% + 2.025\% + 0.8211\%$), or \$30,134 ($\$0 + \$21,389 + \$8,745$). For the purposes of this benefit analysis, the 2.8461% general benefit value will be rounded up to 3% with a dollar value of \$32,667. This leaves a value of 97% assigned to special benefit related costs. The general benefit value of \$32,667 when added to the special benefit value of \$1,056,236 (Year 1 –2015 assessments) equates to a total Year 1 – 2015 program cost of \$1,088,903. Remaining costs which are attributed to general benefits, will need to be derived from other sources. A comparison of special and general benefit funding sources is shown in Table 4, p 24, later in this Report.

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BID Programs and Improvements

The Renewed HMD BID provides the following Year 1 – 2015 special benefit services for each individual assessed parcel in the BID:

Year 1 – 2015 District Special Benefit Cost Allocations (Assessment Revenue Only)

| ACTIVITY | YR 1 - 2015 | % of Total |
|----------------------------|--------------------|---------------|
| Streetscape Services | \$211,250 | 20.0% |
| Security Services | \$644,300 | 61.0% |
| Improvements and Marketing | \$42,250 | 4.0% |
| Management/Administration | \$158,436 | 15.0% |
| Total | \$1,056,236 | 100.0% |

The projected program special benefit cost allocation for the 10 year BID term assuming a 3% maximum annual increase is as follows:

10 Year Projected District Special Benefit Costs (assumes 3% annual increase) (Assessment Revenue Only)

| ACTIVITY | YR 1 - 2015 | YR 2 - 2016 | YR 3 - 2017 | YR 4 - 2018 | YR 5 - 2019 |
|----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Streetscape Services | \$211,250 | \$217,588 | \$224,115 | \$230,839 | \$237,764 |
| Security Services | \$644,300 | \$663,629 | \$683,538 | \$704,044 | \$725,165 |
| Improvements and Marketing | \$42,250 | \$43,518 | \$44,823 | \$46,168 | \$47,553 |
| Management/Administration | \$158,436 | \$163,189 | \$168,085 | \$173,127 | \$178,321 |
| Total | \$1,056,236 | \$1,087,923 | \$1,120,561 | \$1,154,178 | \$1,188,803 |
| | | | | | |
| ACTIVITY | YR 6 - 2020 | YR 7 - 2021 | YR 8 - 2022 | YR 9 - 2023 | YR 10 - 2024 |
| Streetscape Services | \$244,897 | \$252,244 | \$259,811 | \$267,605 | \$275,633 |
| Security Services | \$746,920 | \$769,328 | \$792,408 | \$816,180 | \$840,665 |
| Improvements and Marketing | \$48,979 | \$50,449 | \$51,962 | \$53,521 | \$55,127 |
| Management/Administration | \$183,671 | \$189,181 | \$194,856 | \$200,702 | \$206,723 |
| Total | \$1,224,467 | \$1,261,201 | \$1,299,037 | \$1,338,008 | \$1,378,148 |

As discussed earlier in this Report, the general benefits (i.e. benefits to the general public and surrounding parcels outside the District but not to the assessed parcels themselves) of the proposed improvements, activities and services represent 3% of the total benefits generated and, in turn, 3% of the costs of the BID funded improvements, activities and services provided. Thus, 3% of the total District costs will need to be funded by non-assessment revenue sources such as grants, donations, program income, etc. A delineation of both special and general benefit costs for each program element is shown in the table below:

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Total Year 1 – 2015 - Special + General Benefit Costs

| Service | YR 1 - 2015 Assessment Allocation | YR 1 - 2015 Non-Assessment Allocation | YR 1 - 2015 Total Allocation | % of Total |
|---------------------------|---|---|---------------------------------|-------------|
| Streetscape Services | \$211,250 | \$6,533.51 | \$217,784 | 20.00% |
| Security Services | \$644,300 | \$19,926.80 | \$664,227 | 61.00% |
| Improvements & Marketing | \$42,250 | \$1,306.70 | \$43,557 | 4.00% |
| Management/Administration | \$158,436 | \$4,900.08 | \$163,336 | 15.00% |
| Total | \$1,056,236 | \$32,667.09 | \$1,088,903 | 100% |

WORK PLAN

Overview

The property uses within the boundaries of the BID which will receive special benefits from BID funded programs and services are currently a mix of general commercial, industrial, retail, office, commercial parking, government, work-live lofts and a few scattered residential units. Services, programs and improvements provided by the BID are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the District.

It is noted that over 95% of the HMD BID funds area allocated to “clean and safe” programs and related management and operation expenses. The balance of funds are used for “Improvements and Marketing” which entails communication outlets such a quarterly newsletter distributed to all assessed HMD BID stakeholders and a District website that announces important news, alerts, and issues for the use by and special benefit for assessed District stakeholders.

For general commercial, retail, office, commercial parking, industrial, and work-live loft uses within the HMD BID, each of these uses and assessed parcels specially benefit from BID funded programs and services through increased commerce, commercial rental income and commercial occupancies. BID funded clean and safe programs enhance each assessed parcel by improving the safety and aesthetic appearance of each assessed parcel for its business tenants, employees, customers, clients and visitors. The communication services (Improvements and Marketing) provide important and beneficial information, alerts and news to property and business owners of each assessed parcel within the HMD BID via quarterly newsletters and an active and informative District website.

For assessed publicly owned parcels and facilities, each of these parcels specially benefit from BID funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these public locations and facilities. In addition, the BID funded communication services (Improvements and Marketing) benefit publicly owned parcels by announcing public events and activities held at these public facilities and apprise employees of

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important District news, security issues and alerts and crime statistics.

For the few assessed residential uses within the BID (all located on non-residentially zoned parcels), these parcels specially benefit from the clean and safe programs by improving the security and livability of tenants, increasing occupancies and increasing rental income. In addition, the communication services (Improvements and Marketing) benefit these residential uses by apprising owners and tenants of important District news, security issues and alerts and crime statistics.

The Renewed Hollywood Media District BID will provide the following services for each individual parcel assessed in the BID:

Streetscape Services: Uniformed clean teams will provide enhanced maintenance services, including sidewalk sweeping and litter removal, bus stop cleaning, sidewalk washing, graffiti removal and “Rapid Response Team” for clean-up of unusual maintenance problems, such as illegal dumping. A higher frequency of maintenance service is proposed for the “Premium Service Areas” since these areas have higher traffic counts, public bus service and significantly more usage by pedestrians. In turn, the premium service areas have more litter, debris, food and drink spills and gum stains than standard service areas and require more servicing in order to attain a high quality physical appearance of premium service area parcels. The premium service areas includes the La Brea Boulevard, Highland Avenue and Santa Monica Boulevard corridors. The frequency of streetscape services is as follows:

| ACTIVITY | <u>STANDARD</u> SERVICE AREA | <u>PREMIUM</u> SERVICE AREA |
|--|---|--|
| Sidewalk Sweeping & Litter Removal | 2 times per week | 5 times per week |
| Alley Cleaning | 1 time per week | 1 time per week |
| Bus Stop Cleaning | None | Weekly |
| Sidewalk Washing | Quarterly | Weekly |
| Graffiti removal & “Rapid Response” Team | As Needed | As Needed |

The goal of the Streetscape Services component of the BID program is managing the appearance of the BID as an attractive and inviting place to work, transact business, shop, dine, obtain services, live and visit. The BID will promote a uniform standard of cleanliness for each parcel that will be apparent for each assessed parcel within the BID. The focus will be regular and continuous removal of paper and litter debris, disposal of leftover packing material and boxes, removal of graffiti, disposal of trash from trash receptacles, sidewalk sweeping, pressure washing, etc. A regular and systematic review of the entire BID area will be conducted to identify any areas that regularly reflect unsanitary or litter conditions. These services are to be provided only within the district boundaries.

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The Streetscape Services will assist in enhancing the image of each individual assessed parcel in the BID area. This activity is designed to increase vehicular and pedestrian traffic within HMD that will increase commerce and customer activity, attract and retain new business and patrons for assessed parcels within the BID boundaries, as well as increase commercial rents and commercial occupancies. In the case of assessed publicly owned parcels, BID funded streetscape services provide enhanced facilities for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed residential uses, BID funded programs and services improve the aesthetic appeal for tenants, visitors and owners, which, in turn, increase occupancies and rental income. Because these Streetscape Services will only be provided to each individual assessed parcel within the BID boundaries, these improvements will constitute "special benefits".

Security: The Security patrols will assist in creating a safe and secure environment to each individual assessed parcel in the HMD BID. This activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, as well as increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, BID funded security programs and services provide safer and enhanced facilities for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed residential uses, BID funded security programs and services improve the security for tenants, visitors and owners, which, in turn, increase occupancies and rental income.

Uniformed security patrols will provide a variety of public safety services by assisting visitors and employees, support police crime prevention efforts to reduce the incidence of crime and reduce nuisance activities, and productively address the challenges associated with street populations. Deployment of safety patrols will include both bicycle and auto patrols. The proposed service frequencies for public safety deployment will be 24 hours/day - 7 days/week. Patrols will be deployed throughout the district. Deployment will include regular patrols plus redeployment as needed to respond to calls for service and trouble spots.

Each assessed parcel will benefit because the Security and Safety services will only be provided to each individual assessed parcel within the BID boundaries, therefore, these services constitute "special benefits".

Improvements and Marketing: Improvements and marketing activities will aim to improve the overall business image of the district with the goal of attracting and retaining businesses, jobs and investment. Initiatives must be designed to provide collective benefits to businesses and property owners. While annual work programs and budgets will be developed in collaboration with targeted stakeholders and approved by the owner’s association, programs will be selected from a variety of options that may include the following:

- **Parking Availability:** The BID may support initiatives to better manage and increase the parking supply for area businesses.

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- **Street Beautification:** The BID may pursue options to improve the visual appearance of the district including decorative banners, landscaping and trees, attractive directional signage and gateways.
- **Marketing and Community Relations:** The BID may carry out initiatives that strengthen the Hollywood Media District image. Examples include the district website targeting the informational needs of HMD BID property owners and business tenants and publication of the district newsletter for HMD BID property and business owners.

Assessed commercial parcels that receive these services attract more customers, employees, tenants and investors as a result of positive communications between and among BID parcels that will result in an enhanced marketing image of the District, thereby increasing business volume, sales transactions, occupancies, rental income, investment return. In the case of assessed publicly owned parcels, BID funded communication services (marketing) create better informed public employees, students, visitors, vendors and users of these public facilities. Further, in the case of residential uses, BID funded communication services (marketing) create better informed tenants, visitors and owners, which, in turn, enhance livability, increase occupancies and increase rental income.

Because the Improvements and Marketing program will only be provided to each individual assessed parcel within the BID boundaries, these improvements will constitute “special benefits”

BID Management & Administration: A non-profit corporation, with an elected Board of Directors shall be responsible for the District’s program oversight and authorization for disbursement of funds. Support staff such as a manager, bookkeeper and others will be employed and/or contracted with to provide necessary services in program implementation and oversight and regular contact with the Board of Directors. This program element also includes City/County collection fees, assessment delinquencies and other variable expenses related to each program element. Any BID assessment funds remaining in the last two years of the proposed BID renewal term may be used to develop the renewal Management District Plan and Engineer’s Report for the following renewal term.

This component is key to the proper expenditure of BID assessment funds and the administration of BID programs and activities that are intended to promote business within the BID boundaries through increased commerce and the attraction and retention of new business. Because this BID Management/Administration program exists only for the purposes of the BID and will only be provided for matters occurring to each individual assessed parcel within the BID boundaries, this program will constitute a “special benefit”.

In summary, all of the above services, activities and improvements work together to provide a cleaner, safer and more marketable place for each assessed parcel in the district. The property uses within the boundaries of the BID which will receive special benefits from BID funded programs and services are currently a mix of general commercial, industrial, retail, office, commercial parking, government, work-live lofts and a few scattered residential units. Services, programs and improvements provided by the BID are primarily designed to provide special benefits as described below to identified

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assessed parcels and the array of land uses within the boundaries of the District.

It is noted that over 95% of the HMD BID funds area allocated to “clean and safe” programs and related management and operation expenses. The balance of funds are used for “Improvements and Marketing” which entails communication outlets such a quarterly newsletter distributed to all assessed HMD BID stakeholders and a District website that announces important news, alerts, and issues for the use by and special benefit for assessed District stakeholders.

For general commercial, retail, office, commercial parking, industrial, and work-live loft uses within the HMD BID, each of these uses and assessed parcels specially benefit from BID funded programs and services through increased commerce, commercial rental income and commercial occupancies. BID funded clean and safe programs enhance each assessed parcel by improving the safety and aesthetic appearance of each assessed parcel for its business tenants, employees, customers, clients and visitors. The communication services (Improvements and Marketing) provide important and beneficial information, alerts and news to property and business owners of each assessed parcel within the HMD BID via quarterly newsletters and an active and informative District website.

For assessed publicly owned parcels and facilities, each of these assessed parcels specially benefit from BID funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these public locations and facilities. In addition, the BID funded communication services (Improvements and Marketing) benefit assessed publicly owned parcels by announcing public events and activities held at these public facilities and apprise their employees of important District news, security issues and alerts and crime statistics.

For the few assessed residential uses within the BID (all located on non-residentially zoned parcels), these assessed parcels specially benefit from the clean and safe programs by improving the security and livability of tenants, increasing occupancies and increasing rental income. In addition, the communication services (Improvements and Marketing) benefit these residential uses by apprising owners and tenants of important District news, security issues and alerts and crime statistics.

The programs, improvements and services are designed to specifically benefit identified assessed parcels within the BID boundaries. The proposed BID assessments will only be levied on identified parcels within the BID boundaries and assessment revenues will be spent to deliver services that only provide a direct and special benefit to assessed parcels and to improve the economic vitality of these parcels. Each assessed parcel and land use within the HMD BID will proportionately benefit from the BID funded supplemental security, streetscape services, newsletter and website and administration. These services improve commerce, employment and livability for patrons, visitors, employees and residents of assessed parcels within the HMD BID by reducing crime, litter and debris, all considered detractions to visitors, commerce, occupancy rates and investment return if not contained and properly managed.

The Renewed HMD BID may increase the assessment for each individual parcel each year during the ten-year effective operating period, but in no event shall the assessment increase exceed 3% and must be approved by the Board of

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Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. The accrued interest and delinquent payments will be expended within the budgeted categories. The Board of the Directors of the Owners Association of the Renewed HMD BID shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The BID Director shall communicate the annual increase to the City of Los Angeles each year in which the BID operates at a time determined in the Administration Contract held between the Owners Association and the City of Los Angeles. Accrued interest and delinquent payments will be expended within the budget categories in the percentage amount indicated. No bonds are to be issued in conjunction with this renewed BID.

Assessments for the Fiscal Year beginning January 1, 2015 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2024 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year. Accordingly, the Owners’ Association shall have the right to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Accrued interest or delinquent payments may be expended in any budget category.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the tenth year of operation will be rolled over into the renewal budget or returned to stakeholders. Also, if the funds are available in the ninth year of operations, costs for renewal may be expended. If the District is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the renewed HMD BID (i.e. streetscape services, security, improvements and marketing; and, management) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within one benefit zone, but two distinct streetscape levels of service street frontage areas.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional

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to each and every other identified parcel within the district as a whole. Larger parcels and ones with larger building areas and/or street frontages are expected to impact the demand for services and programs to a greater extent than smaller land and building areas and/or street frontages and thus, are assigned a higher proportionate degree of assessment program and service costs. The proportionality is also achieved by programming higher levels of streetscape services along major boulevard frontages – i.e. La Brea Boulevard, Santa Monica Boulevard and Highland Avenue. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the renewed HMD BID, they are also considerably less than other options considered by the renewed HMD BID renewal proponent group. The actual assessment rate for each parcel within the BID directly relate to the level of service and, in turn, special benefit to be provided based on the respective building area and land area of each parcel.

Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

There are 11 publicly owned parcels within the HMD BID of which 9 are identified as assessable and for which special benefit services will be provided. Of the 9 identified assessable parcels, 5 are owned by the City of Los Angeles, 1 by the City of Los Angeles Department of Water and Power and 3 by the Los Angeles Unified School District. There are special circumstances affecting the levy of BID assessments on certain publicly owned parcels as follows:

1. There are three LAUSD owned parcels within the HMD BID. LAUSD provides their own on-campus and perimeter security services with LAUSD Police personnel. No BID security services will be provided to LAUSD owned parcels. BID assessments for LAUSD owned parcels have been adjusted to reflect reduced BID funded services and corresponding special benefits conferred on LAUSD parcels.
2. There is one US Federal government owned parcel within the HMD BID. This parcel has 226 linear feet of street frontage. The US Federal government has declared that US Federal government owned parcels are exempt from local property assessments pursuant to the Supremacy Clause of the US Constitution. Due to this assessment

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exemption, the HMD BID will provide no BID funded services and programs that would specially benefit this particular US Federal government owned parcel and the BID assessment amount will be set at \$0.

3. There is one State of California owned parcel within the HMD BID. This parcel has 624 linear feet of street frontage. The State of California operates and provides full on-site and perimeter security and streetscape services for all State owned parcels identical to those services provided by the HMD BID. It is the opinion of this Engineer that this State owned parcel would receive no special benefits from duplicate security and streetscape BID funded services. Further, it is the opinion of this Engineer that no special benefits will be conferred on this State owned parcel from BID funded administration, improvements and marketing. The HMD BID will not interact administratively with this parcel or it's owner or employees in any manner nor include it in any BID communications such as newsletter distribution or list it's presence or any matters or activities pertaining to this parcel on the District's website. As such, the HMD BID will provide no BID funded services and programs that would specially benefit this particular State owned parcel and the BID assessment amount will be set at \$0.

BID Streetscape and Security services will be provided directly to the 9 identified assessable publicly owned parcels to the same extent as privately owned parcels, except as noted above for LAUSD parcels. Publicly owned facilities are also included in marketing tools such as the quarterly newsletter and the District website. In the opinion of the Engineer with nearly 40 years of professional assessment engineering experience and based on the nature of the services funded and provided by the HMD BID (over 95% allocated to "clean and safe and related administration"), identified assessable publicly owned parcels and facilities that are located within the HMD BID, will receive proportionate special benefits from direct and tangible BID services similar to privately owned parcels and land uses and will be proportionately assessed. Each identified and assessable publicly owned parcel and facility within the HMD BID will proportionately benefit from the BID funded supplemental security, streetscape services, newsletter and website and administration. For identified assessable publicly owned parcels and facilities, each of these parcels specially benefit from BID funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these public locations and facilities. In addition, the BID funded communication services (Improvements and Marketing) benefit publicly owned parcels by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics. These services improve the safety and cleanliness for visitors, their employees and users of public facilities on publicly owned parcels within the HMD BID by reducing crime, litter and debris, all considered detractors to employment, visitation and use of public facilities if not contained and properly managed. There is no compelling evidence that these identified assessable publicly owned parcels and facilities would not benefit equally to privately owned parcels and, thus, will be assessed in the same manner as privately owned parcels in the BID except as noted above for LAUSD parcels. All current publicly owned parcels within the HMD BID are shown in the chart below:

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Publicly Owned Parcels Within the HMD BID

| APN | SITE ADDRESS | AGENCY | USE | YR 1-2015 ASSESSMENT | % of TOTAL |
|----------------------------------|---|----------------|-----------------------|-------------------------|---------------|
| CITY OF LOS ANGELES | | | | | |
| 5532014901 | ROMAINE ST | LA CITY | EQUIP STORAGE | \$4,068.95 | 0.39% |
| 5533009900 | 6401 SANTA MONICA BL | LA CITY | BALL FIELD | \$4,413.52 | 0.42% |
| 5533033902 | 6014 WARING AVE | LA CITY | WARING AVE FACILITY | \$4,486.28 | 0.42% |
| | SUBTOTAL | LA CITY | | \$12,968.75 | 1.23% |
| OTHER GOVERNMENT AGENCIES | | | | | |
| 5533014900 | 1037 COLE AVE | LA DWP | OFFICE | \$1,324.64 | 0.13% |
| 5533014901 | 1033 COLE AVE | LA DWP | OFFICE | \$627.22 | 0.06% |
| 5533017900 | ELEANOR AVE | LA DWP | VINE ST FACILITY | \$3,960.02 | 0.37% |
| | SUBTOTAL | LA DWP | | \$5,911.88 | 0.56% |
| 5532013900 | 929 N LAS PALMAS AVE | LAUSD | BANCROFT JR HS | \$8,998.29 | 0.85% |
| 5533017901 | 955 VINE ST | LAUSD | VINE ST CHILDRENS CTR | \$1,673.49 | 0.16% |
| 5533018900 | 955 VINE ST | LAUSD | VINE ST ELEMENTARY | \$5,071.78 | 0.48% |
| | SUBTOTAL | LAUSD | | \$15,743.56 | 1.49% |
| 5532021902 | 6725 SANTA MONICA BL | STATE | STATE OFFICE | \$0.00 | 0.00% |
| 5533009902 | 6451 SANTA MONICA BL | US GOVT | POST OFFICE | \$0.00 | 0.00% |
| | SUBTOTAL OTHER AGENCIES | | | \$21,655.44 | 2.05% |
| | GRAND TOTAL PUBLICLY OWNED PARCELS | | | \$34,624.19 | 3.28% |

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the renewed HMD BID.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown on Appendix 1 to the Management District Plan and this Report. The renewed District and resultant assessment payments will continue for 10 more years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in

Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage. There is a single benefit zone but two distinct level of streetscape services street frontage areas.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

The method used to determine special benefits derived by each identified property within a BID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the HMD BID, the benefit unit may be measured in linear feet of primary and secondary street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the BID in order to determine any levels of different benefit which may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and ancillary program costs, are estimated. It is noted, as stipulated in Proposition 218, and now required of all property based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Proposition 218 no longer automatically exempts government owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per

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parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the BID.

The method and basis of spreading program costs varies from one BID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the District. BIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

Based on the specific needs and corresponding nature of the program activities to be funded by the renewed HMD BID (i.e. streetscape services, security, improvements and marketing; and, management) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within one benefit zone, but two distinct streetscape levels of service street frontage areas.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), and street frontage (Benefit Unit “C”). Based on the shape of the renewed HMD BID, as well as the nature of the District program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within one benefit zone, but two distinct streetscape levels of service street frontage areas.

The interactive application of building and land areas and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to beneficiaries of BID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from BID funded activities. There are no parcels zoned solely residential within the HMD BID.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on BID funded activities such as maintenance, security, marketing and management. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 30% of the total BID revenue.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on BID funded activities such as maintenance, security, marketing and management. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 45% of the total BID revenue.

Street Frontage is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on BID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor,

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street frontage, should generate approximately 25% of the total BID revenue.

Special Assessment Circumstances

Streetscape Service Areas

There are two distinct streetscape levels of services street frontage areas within the renewed HMD BID. The premium streetscape service area rate is applied to all parcels with La Brea Boulevard, Santa Monica Boulevard and/or Highland Avenue street frontages. The assessment rate in the Premium Streetscape Service Area is the same for building and land areas but is double the standard street frontage rate for any premium area street frontages. This higher premium area street frontage rate offsets the additional streetscape levels of services provided to each and every parcel with defined premium area street frontages.

Building Area Limitation

Most building configurations within the HMD are limited to one and two story buildings. There are a few buildings that are taller than two stories and in the opinion of this Engineer, the additional building area receives less special benefit than the lower levels. As such, the assessable building area of each individual parcel shall be limited to a floor area ratio (FAR) of 2.0 – i.e. two times the parcel land area.

Land Area Limitation

Most parcel land areas within the HMD BID are less than 100,000 square feet. A few, though, exceed this amount and are mainly associated with completely enclosed “campus-like” facilities. These enclosed campuses all provide internal security and cannot be accessed by HMD BID security patrols. As such, in the opinion of this Engineer, large enclosed campus parcels receive less special benefit than smaller, non-enclosed parcels and shall be assessed as follows: under 100,000 square feet in land area shall be assessed at the regular land area rate; any land area in excess of 100,000 square feet up to 200,000 square feet shall be assessed at 50% of the regular land area rate; and, any land area over 200,000 shall not be assessed.

Work-Live Condominiums

For “work-live” loft condominiums, the interactive application of interior building pad area of each condo plus pro-rated land and street frontage amount is a proven method of fairly and equitably spreading special benefit costs to this unique beneficiary of BID funded services, programs and improvements. These factors directly relate to the degree of special benefit each work-live parcel will receive from BID funded activities. In the opinion of this Engineer, work-live loft condominiums are considered primarily commercial/industrial land-uses in that these developments are permitted to be positioned as in-fill complexes adjacent to other full commercial/industrial land uses. As such, work-live condominiums are assessed fully at the standard commercial assessment rates. The entire live-work area is assessed for building pad area at the building area rate. The land area is pro-rated on total land area based on building pad area relative to total building pad areas. Street frontage is pro-rated on total frontage based on building pad area relative to total building pad areas.

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Exclusive Residential Rental Uses on Commercial/Industrial Zoned Parcels

There are 7 parcels within the BID that are exclusively developed with residential uses ranging from 1-16 rental units on non-residential zoned land. Each of these parcels is located on commercial and industrial corridors and surrounded by commercial and industrial land uses. Due to the generally mid-block location of each of these residential use parcels and their relatively short street frontage dimensions, it would be virtually impossible to discontinue BID services for these particular parcels alone. These parcels specially benefit from the clean and safe programs by improving the security and livability of tenants, increasing occupancies and increasing rental income. In addition, the communication services (Improvements and Marketing) benefit these residential uses by apprising owners and tenants of important District news, security issues and alerts and crime statistics.

It is noted that such developments of 5 or more residential units on a single parcel are considered commercial enterprises and are required to maintain business licenses and pay related taxes. It is the opinion of this Engineer that these parcels with 5 or more residential units be assessed in the same manner as other commercial and industrial land uses and at the same rates based on building area, land area and street frontage in that such parcels will receive proportionate special benefits based on the same property characteristics as other commercial and industrial land uses. For parcels with 1-4 residential rental units, it is the opinion of this Engineer that such parcels would benefit to a lesser amount and shall be assessed based only on their respective amount of street frontage at the applicable street frontage assessment rates.

Mixed-Use Developments (Rental)

All commercial and residential components of mixed-use developments on commercial zoned parcels shall be assessed at the full rate for building area, total land area and total street frontage.

Commercial and Mixed-Use Condominiums

While there are no current commercial or mixed-use condominiums within the HMD BID, such units, if and when built, shall be assessed based on actual land area covered, condo building pad area and direct street frontage for each unit. Because such uses are typically developed as part of a multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

Multi-Floor Commercial Only Condominiums

- Building pad area assessed at respective building area rate
- Land assessed at land area rate but pro-rated for each unit relative to total building area
- Frontage assessed at frontage rate but pro-rated relative to total building area

Multi-Floor Mixed-Use Condominiums

- Commercial condo building pad area assessed at respective commercial building area rate
- Residential condo units shall be assessed at the rate of 10 cents per square foot of building pad area
- Land assessed at land area rate (assessed on 1st floor comm. condos for land area covered)

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- Frontage assessed at frontage rate (assessed on 1st floor comm. condos for actual street frontage)

Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may change for any given parcel if such a change is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified benefiting properties and their respective assessable benefit units, there are 7,255,928 assessable Benefit Units A (land area), 4,588,436 assessable Benefit Units B (building area), and 77,362 assessable Benefit Units C (street frontage). The Benefit Unit C classification is further delineated by street frontage as follows: Premium Area Street Frontage is designated as Benefit Units C-1 with 17,506 assessable benefit units and Standard Area street frontage is designated as Benefit Units C-2 with 59,856 assessable benefit units. The assessable benefit unit quantities for the renewed HMD BID are shown in the table below:

Benefit Unit Quantities for YR 1 - 2015

| FORMULA FACTOR | ACTUAL QUANTITY | ADJUSTED ASSESSABLE QUANTITY |
|-------------------------------------|----------------------------|---|
| Land Area Sq Ft (Unit A) | 7,999,492 | 7,255,928 |
| Total Building Area Sq Ft (Unit B) | 4,923,155 | 4,588,436 |
| Premium Street Frontage (Unit C-1) | 17,732 | 17,506 |
| Standard Street Frontage (Unit C-2) | 62,447 | 59,856 |

* It is noted that premium street frontage units = 2 x standard frontage units therefore total equivalent frontage units = $(17,506 \times 2) + 59,856 = 94,868$ total equivalent frontage units.

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the renewed HMD BID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property based assessments. All respective property data being used for assessment computations will be provided to each property owner in the BID for their review. All known or reported discrepancies, errors or misinformation will be corrected.

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Step 4. Determine Assessment Formula

In the opinion of this Engineer, the assessment formula for the renewed HMD BID is as follows:

$$\begin{aligned}\text{Assessment} &= \text{Land Area (Unit A) Sq Ft x Unit A Rate, plus} \\ &\quad \text{Building Area (Unit B) Sq Ft x Unit B Rate, plus} \\ &\quad \text{Premium Street Frontage (Unit C-1) Lin Ft x Unit C-1 Rate, plus} \\ &\quad \text{Standard Street Frontage (Unit C-2) Lin Ft x Unit C-2 Rate}\end{aligned}$$

It is noted that any future residential condominiums shall be assessed as follows:

$$\text{Assessment} = \text{Building Pad Area (Unit D) Sq ft x Unit D Rate}$$

The assessment revenue is targeted for each Unit factor (i.e. land, building and street frontage) to generate approximately 45% for land area (46.12942% when adjusted), 30% for building area (29.17089% when adjusted) and 25% for street frontage (24.6996874% when adjusted).

Computing Assessment Formula Unit Rates

Land Area Rate (Unit A)

$$(\$1,056,236 \times 46.12942\%) / 7,255,928 \text{ assessable land units} = \$0.06715/\text{sq ft}$$

Building Area Rate (Unit B)

$$(\$1,056,236 \times 29.17089\%) / 4,588,436 \text{ assessable bldg units} = \$0.06715/\text{sq ft}$$

Standard Street Frontage Rate (Unit C-1)

$$(\$1,056,236 \times 24.6996874\%) / 94,868 \text{ assessable equivalent frontage units} = \$2.75/\text{linear ft}$$

Premium Street Frontage Rate (C-2)

$$2 \times \$2.75/\text{linear ft} = \$5.50/\text{linear ft}$$

YEAR 1 –2015 ASSESSMENT RATE CHART

| <u>LOCATION</u> | <u>STREET FRONTAGE RATE</u> | <u>LAND AREA RATE</u> | <u>BUILDING AREA RATE</u> |
|----------------------|-----------------------------|-----------------------|---------------------------|
| PREMIUM AREA | \$5.50 Per Lin Foot | \$0.06715 Per Sq Ft | \$0.06715 Per Sq Ft |
| STANDARD AREA | \$2.75 Per Lin Foot | \$0.06715 Per Sq Ft | \$0.06715 Per Sq Ft |

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SAMPLE ASSESSMENT CALCULATIONS:

A. 12,000 sq ft building on 15,000 sq ft lot with 100 LF of street frontage along Highland Ave

| | | |
|--------------------------------|-------------------------|----------------------------|
| Frontage | = 100 LF x \$5.50/LF | = \$ 550.00 |
| Land | = 15,000 x 6.715¢/sq ft | = \$1,007.25 |
| Bldg | = 12,000 x 6.715¢/sq ft | = \$ 805.80 |
| TOTAL YEAR 1 ASSESSMENT | | = <u>\$2,363.05</u> |
| PER MONTH | | = \$ 197/mo |
| PER SQ FT OF BLDG PER MO | | = 1.6¢/sq ft bldg/mo |

B. Same as “Sample A” above but with 100 LF of street frontage along Las Palmas Ave

| | | |
|--------------------------------|-------------------------|----------------------------|
| Frontage | = 100 LF x \$2.75/LF | = \$ 275.00 |
| Land | = 15,000 x 6.715¢/sq ft | = \$1,007.25 |
| Bldg | = 12,000 x 6.715¢/sq ft | = \$ 805.80 |
| TOTAL YEAR 1 ASSESSMENT | | = <u>\$2,088.05</u> |
| PER MONTH | | = \$174/mo |
| PER SQ FT OF BLDG PER MO | | = 1.4¢/sq ft bldg/mo |

Step 5. Estimate Total District Costs

The total projected 10 year District costs for 2015 – 2024 of the BID are shown below in the table below assuming a maximum 3% increase per year.

10 Year Projected District Special Benefit Costs (assumes 3% annual increase)

| ACTIVITY | YR 1 - 2015 | YR 2 - 2016 | YR 3 - 2017 | YR 4 - 2018 | YR 5 - 2019 |
|----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Streetscape Services | \$211,250 | \$217,588 | \$224,115 | \$230,839 | \$237,764 |
| Security Services | \$644,300 | \$663,629 | \$683,538 | \$704,044 | \$725,165 |
| Improvements and Marketing | \$42,250 | \$43,518 | \$44,823 | \$46,168 | \$47,553 |
| Management/Administration | \$158,436 | \$163,189 | \$168,085 | \$173,127 | \$178,321 |
| Total | \$1,056,236 | \$1,087,923 | \$1,120,561 | \$1,154,178 | \$1,188,803 |
| | | | | | |
| ACTIVITY | YR 6 - 2020 | YR 7 - 2021 | YR 8 - 2022 | YR 9 - 2023 | YR 10 - 2024 |
| Streetscape Services | \$244,897 | \$252,244 | \$259,811 | \$267,605 | \$275,633 |
| Security Services | \$746,920 | \$769,328 | \$792,408 | \$816,180 | \$840,665 |
| Improvements and Marketing | \$48,979 | \$50,449 | \$51,962 | \$53,521 | \$55,127 |
| Management/Administration | \$183,671 | \$189,181 | \$194,856 | \$200,702 | \$206,723 |
| Total | \$1,224,467 | \$1,261,201 | \$1,299,037 | \$1,338,008 | \$1,378,148 |

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Step 6. Separate General Benefits from Special Benefits and Related Costs (Prop 218)

Total costs are estimated at \$1,088,903 (see Table 3 below). General benefits are factored at 3% of total (see Finding 2 on page 6 of this report) with special benefits set at 97%. Prop 218 limits the levy of property assessments to costs attributed to special benefits only. The 3% general benefit cost is computed to be \$32,667 with a resultant 97% special benefit limit computed at \$1,056,236. *This is the maximum amount of revenue that can be derived from property assessments from the subject BID.*

Total Year 1 – 2015 - Special + General Benefit Revenue

| Service | YR 1 - 2015 Assessment Allocation | YR 1 - 2015 Non-Assessment Allocation | YR 1 - 2015 Total Allocation | % of Total |
|---------------------------|---|---|---------------------------------|-------------|
| Streetscape Services | \$211,250 | \$6,533.51 | \$217,784 | 20.00% |
| Security Services | \$644,300 | \$19,926.80 | \$664,227 | 61.00% |
| Improvements & Marketing | \$42,250 | \$1,306.70 | \$43,557 | 4.00% |
| Management/Administration | \$158,436 | \$4,900.08 | \$163,336 | 15.00% |
| Total | \$1,056,236 | \$32,667.09 | \$1,088,903 | 100% |

All program costs associated with general benefits will be derived from sources other than BID assessments. Sample “other” revenue sources are shown in the table below.

Special and General Benefit Revenue Sources

| Revenue Source | Revenue |
|---|-------------|
| BID Assessments | \$1,056,236 |
| Other estimated grants, sponsors, program income, etc | \$32,667 |

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2015 assessment revenue portion of the budget set at \$1,056,236 (special benefit only), the Basic Unit Costs are shown above in Step 4. Since the BID is being renewed for a 10 year term, maximum assessments for future years (2016-2024) must be set at the inception of the renewed BID. An annual inflationary assessment rate increase of up to 3% may be imposed for future year assessments, on approval by the BID Property Owner’s Association. The maximum assessment rates for the 10 year renewed BID term of 2016-2024 are shown in the table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for future years of the renewed BID (2015-2024).

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YR 1-10 (2015-24) Maximum Assessment Rates (assumes 3% annual increase from Yr 1 Base Rates)

| ASSESSMENT FACTOR | YR 1 - 2015 ASSMT RATES | YR 2 - 2016 ASSMT RATES | YR 3 - 2017 ASSMT RATES | YR 4 - 2018 ASSMT RATES | YR 5 - 2019 ASSMT RATES |
|-----------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|
| BLDG AREA RATE (\$/SQ FT) | \$0.067150000 | \$0.069164500 | \$0.071239435 | \$0.073376618 | \$0.075577917 |
| LAND AREA RATE (\$/SQ FT) | \$0.067150000 | \$0.069164500 | \$0.071239435 | \$0.073376618 | \$0.075577917 |
| PREMIUM FRONTAGE RATE (\$/LF) | \$5.500000000 | \$5.665000000 | \$5.834950000 | \$6.009998500 | \$6.190298455 |
| STANDARD FRONTAGE RATE (\$/LF) | \$2.750000000 | \$2.832500000 | \$2.917475000 | \$3.004999250 | \$3.095149228 |
| RESID CONDOMINIUM RATE (\$/SQ FT) | \$0.100000000 | \$0.103000000 | \$0.106090000 | \$0.109272700 | \$0.112550881 |
| ASSESSMENT FACTOR | YR 6 - 2020 ASSMT RATES | YR 7 - 2021 ASSMT RATES | YR 8 - 2022 ASSMT RATES | YR 9 - 2023 ASSMT RATES | YR 10 - 2024 ASSMT RATES |
| BLDG AREA RATE (\$/SQ FT) | \$0.077845254 | \$0.080180612 | \$0.082586030 | \$0.085063611 | \$0.087615519 |
| LAND AREA RATE (\$/SQ FT) | \$0.077845254 | \$0.080180612 | \$0.082586030 | \$0.085063611 | \$0.087615519 |
| PREMIUM FRONTAGE RATE (\$/LF) | \$6.376007409 | \$6.567287631 | \$6.764306260 | \$6.967235448 | \$7.176252511 |
| STANDARD FRONTAGE RATE (\$/LF) | \$3.188003704 | \$3.283643816 | \$3.382153130 | \$3.483617724 | \$3.588126256 |
| RESID CONDOMINIUM RATE (\$/SQ FT) | \$0.115927407 | \$0.119405230 | \$0.122987387 | \$0.126677008 | \$0.130477318 |

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the BID are shown in the Management District Plan and were determined by applying the District assessment formula to each identified benefiting property.

APPENDIX 1

YR 1 - 2015 ASSESSMENT ROLL

THE HOLLYWOOD MEDIA DISTRICT BID –ENGINEER’S REPORT

| APN | PROPOSED 2014-15 ASSESSMENT |
|--------------|-----------------------------------|
| 5524-003-015 | \$1,073.35 |
| 5524-003-016 | \$1,316.70 |
| 5524-003-017 | \$1,001.09 |
| 5524-003-018 | \$1,330.13 |
| 5524-003-019 | \$1,640.25 |
| 5524-003-020 | \$1,098.46 |
| 5524-003-021 | \$851.89 |
| 5524-003-022 | \$1,703.81 |
| 5524-003-023 | \$1,997.31 |
| 5524-004-016 | \$1,118.40 |
| 5524-004-017 | \$663.66 |
| 5524-004-018 | \$1,012.31 |
| 5524-004-019 | \$968.12 |
| 5524-004-020 | \$662.05 |
| 5524-004-021 | \$661.52 |
| 5524-004-022 | \$660.98 |
| 5524-004-023 | \$2,320.92 |
| 5524-004-025 | \$837.78 |
| 5524-004-028 | \$1,828.04 |
| 5524-011-014 | \$2,272.93 |
| 5524-011-018 | \$705.63 |
| 5524-011-019 | \$1,034.20 |
| 5524-011-020 | \$593.58 |
| 5524-011-021 | \$462.10 |
| 5524-011-022 | \$776.01 |
| 5524-011-023 | \$953.42 |
| 5524-011-024 | \$2,376.04 |
| 5524-011-025 | \$805.56 |
| 5524-011-026 | \$963.49 |
| 5524-012-017 | \$935.02 |
| 5524-012-018 | \$974.17 |
| 5524-012-020 | \$1,286.52 |
| 5524-012-022 | \$868.58 |
| 5524-012-027 | \$1,462.91 |
| 5524-012-028 | \$648.56 |
| 5524-012-031 | \$233.95 |
| 5524-012-032 | \$233.95 |
| 5524-012-033 | \$233.95 |
| 5524-012-034 | \$233.95 |
| 5524-012-035 | \$233.95 |
| 5524-012-036 | \$228.78 |

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|--------------|------------|
| 5524-012-037 | \$228.78 |
| 5524-012-038 | \$229.79 |
| 5524-012-039 | \$228.78 |
| 5524-012-040 | \$228.78 |
| 5524-012-041 | \$229.79 |
| 5524-012-042 | \$228.78 |
| 5524-012-043 | \$228.78 |
| 5524-012-044 | \$228.78 |
| 5524-012-045 | \$233.41 |
| 5524-012-046 | \$233.41 |
| 5524-012-047 | \$225.69 |
| 5524-012-048 | \$225.69 |
| 5524-012-049 | \$225.69 |
| 5524-012-050 | \$233.41 |
| 5524-012-051 | \$233.41 |
| 5524-012-052 | \$233.41 |
| 5524-012-053 | \$225.69 |
| 5524-012-054 | \$225.69 |
| 5524-012-055 | \$225.69 |
| 5524-012-056 | \$233.41 |
| 5524-012-057 | \$233.41 |
| 5524-012-058 | \$306.54 |
| 5524-012-059 | \$306.54 |
| 5524-012-060 | \$306.54 |
| 5524-012-061 | \$306.54 |
| 5531-013-021 | \$4,994.09 |
| 5531-014-001 | \$2,482.73 |
| 5531-014-002 | \$1,161.38 |
| 5531-014-008 | \$642.35 |
| 5531-014-009 | \$1,120.26 |
| 5531-014-012 | \$2,251.79 |
| 5531-014-013 | \$624.29 |
| 5531-014-014 | \$2,217.57 |
| 5531-014-023 | \$2,916.58 |
| 5531-015-001 | \$4,486.23 |
| 5531-015-002 | \$1,772.35 |
| 5531-015-003 | \$1,586.01 |
| 5531-015-004 | \$7,698.03 |
| 5531-015-005 | \$1,637.03 |
| 5531-015-006 | \$7,379.42 |
| 5531-015-007 | \$3,101.49 |
| 5531-016-001 | \$1,144.16 |
| 5531-016-002 | \$804.97 |
| 5531-016-003 | \$1,034.44 |
| 5531-016-004 | \$641.80 |
| 5531-016-005 | \$641.80 |
| 5531-016-006 | \$5,630.47 |

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|--------------|-------------|
| 5531-016-007 | \$1,796.91 |
| 5531-016-008 | \$230.26 |
| 5531-016-015 | \$2,301.53 |
| 5531-016-016 | \$1,875.06 |
| 5531-016-017 | \$4,002.12 |
| 5531-016-018 | \$2,364.55 |
| 5531-016-020 | \$4,211.10 |
| 5531-016-022 | \$3,052.54 |
| 5531-016-023 | \$9,384.45 |
| 5532-005-004 | \$691.67 |
| 5532-005-011 | \$694.69 |
| 5532-005-012 | \$915.34 |
| 5532-005-013 | \$358.19 |
| 5532-005-028 | \$2,635.11 |
| 5532-005-032 | \$1,112.02 |
| 5532-005-040 | \$946.16 |
| 5532-005-041 | \$5,569.05 |
| 5532-006-001 | \$1,817.77 |
| 5532-006-007 | \$1,910.26 |
| 5532-006-024 | \$1,457.33 |
| 5532-006-028 | \$2,976.41 |
| 5532-006-029 | \$2,767.92 |
| 5532-010-047 | \$636.09 |
| 5532-010-048 | \$636.09 |
| 5532-010-049 | \$1,272.18 |
| 5532-010-050 | \$12,493.88 |
| 5532-010-051 | \$2,266.53 |
| 5532-010-052 | \$2,303.60 |
| 5532-010-057 | \$924.83 |
| 5532-010-058 | \$612.59 |
| 5532-010-059 | \$4,033.20 |
| 5532-010-060 | \$1,382.35 |
| 5532-010-061 | \$2,519.84 |
| 5532-010-062 | \$1,821.13 |
| 5532-010-063 | \$1,816.16 |
| 5532-010-064 | \$4,754.44 |
| 5532-011-029 | \$1,954.75 |
| 5532-011-030 | \$1,740.95 |
| 5532-011-033 | \$1,093.67 |
| 5532-011-034 | \$2,660.95 |
| 5532-011-035 | \$570.72 |
| 5532-011-036 | \$751.62 |
| 5532-011-041 | \$584.34 |
| 5532-011-044 | \$6,099.41 |
| 5532-012-026 | \$2,654.76 |
| 5532-012-027 | \$523.68 |
| 5532-012-028 | \$523.68 |

THE HOLLYWOOD MEDIA DISTRICT BID –ENGINEER’S REPORT

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|--------------|-------------|
| 5532-012-029 | \$523.68 |
| 5532-012-030 | \$523.68 |
| 5532-012-031 | \$825.85 |
| 5532-012-032 | \$774.89 |
| 5532-012-033 | \$849.36 |
| 5532-012-034 | \$1,239.70 |
| 5532-012-035 | \$1,115.11 |
| 5532-012-036 | \$2,018.31 |
| 5532-012-037 | \$1,938.80 |
| 5532-012-040 | \$702.95 |
| 5532-012-041 | \$6,067.30 |
| 5532-012-042 | \$2,921.36 |
| 5532-013-030 | \$3,726.30 |
| 5532-013-031 | \$10,238.09 |
| 5532-013-032 | \$1,529.27 |
| 5532-013-033 | \$745.05 |
| 5532-013-900 | \$8,998.29 |
| 5532-014-031 | \$338.31 |
| 5532-014-032 | \$338.31 |
| 5532-014-033 | \$338.31 |
| 5532-014-034 | \$338.31 |
| 5532-014-038 | \$13,180.25 |
| 5532-014-039 | \$12,352.89 |
| 5532-014-901 | \$4,068.95 |
| 5532-015-046 | \$1,000.28 |
| 5532-015-047 | \$346.50 |
| 5532-015-048 | \$568.88 |
| 5532-016-015 | \$1,628.92 |
| 5532-016-027 | \$3,289.16 |
| 5532-016-029 | \$1,025.80 |
| 5532-016-031 | \$1,583.13 |
| 5532-017-019 | \$10,232.72 |
| 5532-017-020 | \$8,396.03 |
| 5532-018-004 | \$614.84 |
| 5532-018-005 | \$614.84 |
| 5532-018-007 | \$5,404.76 |
| 5532-018-008 | \$614.84 |
| 5532-018-009 | \$3,189.42 |
| 5532-018-010 | \$3,665.39 |
| 5532-019-001 | \$2,931.84 |
| 5532-019-002 | \$1,774.46 |
| 5532-019-003 | \$670.00 |
| 5532-019-013 | \$4,668.79 |
| 5532-019-015 | \$1,911.10 |
| 5532-019-016 | \$1,616.21 |
| 5532-019-017 | \$9,189.95 |
| 5532-019-018 | \$2,558.47 |
| 5532-019-019 | \$7,355.09 |

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|--------------|------------|
| 5532-020-001 | \$1,701.98 |
| 5532-020-002 | \$1,160.57 |
| 5532-020-003 | \$1,331.67 |
| 5532-020-004 | \$694.69 |
| 5532-020-005 | \$1,393.45 |
| 5532-020-006 | \$555.75 |
| 5532-020-007 | \$1,080.80 |
| 5532-020-008 | \$1,591.23 |
| 5532-020-011 | \$2,865.28 |
| 5532-020-012 | \$1,272.11 |
| 5532-020-013 | \$641.13 |
| 5532-020-014 | \$1,144.75 |
| 5532-020-016 | \$1,785.88 |
| 5532-020-017 | \$1,648.38 |
| 5532-020-018 | \$1,026.30 |
| 5532-020-019 | \$914.49 |
| 5532-020-020 | \$1,254.54 |
| 5532-020-021 | \$745.66 |
| 5532-020-022 | \$348.13 |
| 5532-020-023 | \$205.06 |
| 5532-020-028 | \$3,554.77 |
| 5532-021-003 | \$641.13 |
| 5532-021-004 | \$641.13 |
| 5532-021-005 | \$641.13 |
| 5532-021-010 | \$842.51 |
| 5532-021-014 | \$641.13 |
| 5532-021-015 | \$641.13 |
| 5532-021-016 | \$641.13 |
| 5532-021-017 | \$1,010.32 |
| 5532-021-018 | \$1,535.76 |
| 5532-021-024 | \$1,085.21 |
| 5532-021-026 | \$641.13 |
| 5532-021-027 | \$2,198.38 |
| 5532-021-028 | \$2,103.92 |
| 5532-021-902 | \$0.00 |
| 5532-022-001 | \$1,370.98 |
| 5532-022-002 | \$970.43 |
| 5532-022-003 | \$2,329.59 |
| 5532-022-004 | \$1,192.23 |
| 5532-022-005 | \$1,174.23 |
| 5532-022-006 | \$1,106.88 |
| 5532-022-008 | \$1,266.60 |
| 5532-022-010 | \$4,145.47 |
| 5532-022-019 | \$8,989.51 |
| 5532-022-023 | \$5,477.83 |
| 5532-022-024 | \$9,437.94 |
| 5532-022-025 | \$4,898.08 |
| 5532-022-026 | \$4,950.26 |

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|--------------|-------------|
| 5532-023-001 | \$3,174.29 |
| 5532-023-002 | \$1,614.13 |
| 5532-023-003 | \$1,972.51 |
| 5532-023-004 | \$2,287.47 |
| 5532-023-008 | \$1,231.81 |
| 5532-023-011 | \$1,933.07 |
| 5532-023-012 | \$167.56 |
| 5532-023-013 | \$1,210.41 |
| 5532-023-015 | \$1,327.22 |
| 5532-023-016 | \$4,578.60 |
| 5532-024-007 | \$7,456.75 |
| 5532-024-009 | \$3,835.07 |
| 5532-024-013 | \$9,966.30 |
| 5532-025-001 | \$1,672.54 |
| 5532-025-002 | \$1,048.37 |
| 5532-025-003 | \$1,048.37 |
| 5532-025-004 | \$1,045.01 |
| 5532-025-005 | \$726.05 |
| 5532-025-006 | \$1,478.13 |
| 5532-025-007 | \$1,897.92 |
| 5532-025-008 | \$726.05 |
| 5532-025-016 | \$21,947.13 |
| 5532-026-005 | \$2,003.48 |
| 5532-026-023 | \$4,818.61 |
| 5532-026-031 | \$827.82 |
| 5532-026-032 | \$499.47 |
| 5532-026-033 | \$624.34 |
| 5532-026-034 | \$561.90 |
| 5532-026-035 | \$5,445.34 |
| 5532-026-036 | \$11,220.61 |
| 5532-027-001 | \$882.39 |
| 5532-027-002 | \$2,208.14 |
| 5532-027-003 | \$799.21 |
| 5532-027-004 | \$2,258.85 |
| 5532-027-008 | \$1,266.00 |
| 5532-027-009 | \$1,410.48 |
| 5532-027-012 | \$1,282.25 |
| 5532-027-013 | \$1,282.25 |
| 5532-027-014 | \$3,929.86 |
| 5532-027-016 | \$3,527.54 |
| 5532-027-017 | \$2,534.59 |
| 5532-027-018 | \$1,621.63 |
| 5532-027-019 | \$2,140.25 |
| 5532-028-004 | \$6,758.19 |
| 5532-028-006 | \$126.17 |
| 5532-028-007 | \$1,751.50 |
| 5532-028-008 | \$1,107.36 |
| 5532-028-009 | \$7,985.76 |

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|--------------|-------------|
| 5532-028-011 | \$4,993.44 |
| 5532-028-012 | \$2,896.31 |
| 5532-028-015 | \$175.46 |
| 5532-028-017 | \$2,783.97 |
| 5532-028-018 | \$14,107.65 |
| 5532-029-003 | \$1,010.20 |
| 5532-029-004 | \$1,181.53 |
| 5532-029-005 | \$2,734.30 |
| 5532-029-006 | \$2,029.12 |
| 5532-029-007 | \$831.44 |
| 5532-029-008 | \$5,785.75 |
| 5532-029-009 | \$7,151.88 |
| 5532-029-010 | \$1,666.36 |
| 5532-029-011 | \$1,122.79 |
| 5532-029-012 | \$1,936.07 |
| 5532-029-013 | \$2,532.85 |
| 5532-030-001 | \$2,110.03 |
| 5532-030-002 | \$464.86 |
| 5532-030-004 | \$1,774.05 |
| 5532-030-005 | \$407.83 |
| 5532-030-006 | \$2,143.54 |
| 5532-030-007 | \$1,019.73 |
| 5532-030-008 | \$1,612.72 |
| 5532-030-009 | \$1,077.94 |
| 5532-030-010 | \$5,611.45 |
| 5532-030-011 | \$2,412.39 |
| 5532-030-012 | \$1,381.59 |
| 5532-030-013 | \$1,011.32 |
| 5532-030-014 | \$1,106.14 |
| 5532-030-015 | \$2,010.92 |
| 5532-030-016 | \$793.44 |
| 5533-007-012 | \$692.63 |
| 5533-007-013 | \$1,579.96 |
| 5533-007-032 | \$1,575.69 |
| 5533-007-034 | \$619.38 |
| 5533-007-035 | \$803.57 |
| 5533-008-011 | \$2,487.98 |
| 5533-008-012 | \$1,700.19 |
| 5533-008-024 | \$3,141.49 |
| 5533-009-017 | \$812.47 |
| 5533-009-018 | \$162.49 |
| 5533-009-028 | \$1,867.25 |
| 5533-009-030 | \$1,394.88 |
| 5533-009-031 | \$2,329.86 |
| 5533-009-900 | \$4,413.52 |
| 5533-009-902 | \$0.00 |
| 5533-010-005 | \$647.55 |
| 5533-010-017 | \$1,085.66 |

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|--------------|-------------|
| 5533-010-041 | \$3,529.03 |
| 5533-010-042 | \$4,075.89 |
| 5533-010-044 | \$3,306.78 |
| 5533-011-001 | \$2,184.12 |
| 5533-011-002 | \$724.86 |
| 5533-011-003 | \$1,803.55 |
| 5533-011-020 | \$1,442.27 |
| 5533-011-021 | \$1,958.40 |
| 5533-012-002 | \$2,926.04 |
| 5533-012-017 | \$904.82 |
| 5533-012-018 | \$600.50 |
| 5533-012-019 | \$600.77 |
| 5533-012-020 | \$601.10 |
| 5533-012-021 | \$601.37 |
| 5533-012-022 | \$827.20 |
| 5533-012-025 | \$2,314.58 |
| 5533-012-027 | \$1,044.56 |
| 5533-012-028 | \$354.31 |
| 5533-012-030 | \$846.48 |
| 5533-012-031 | \$1,065.91 |
| 5533-012-032 | \$541.76 |
| 5533-013-001 | \$3,075.12 |
| 5533-013-002 | \$1,414.91 |
| 5533-013-005 | \$311.02 |
| 5533-013-028 | \$807.13 |
| 5533-013-029 | \$666.23 |
| 5533-014-001 | \$3,364.32 |
| 5533-014-002 | \$3,562.30 |
| 5533-014-005 | \$689.27 |
| 5533-014-008 | \$707.20 |
| 5533-014-020 | \$1,469.27 |
| 5533-014-023 | \$760.85 |
| 5533-014-024 | \$842.10 |
| 5533-014-900 | \$1,324.64 |
| 5533-014-901 | \$627.22 |
| 5533-015-002 | \$488.60 |
| 5533-015-003 | \$1,200.19 |
| 5533-015-018 | \$18,705.76 |
| 5533-015-019 | \$1,357.21 |
| 5533-016-001 | \$9,199.10 |
| 5533-016-002 | \$3,973.53 |
| 5533-016-005 | \$863.80 |
| 5533-016-006 | \$1,170.19 |
| 5533-016-008 | \$3,338.42 |
| 5533-016-012 | \$3,119.19 |
| 5533-016-013 | \$744.03 |
| 5533-016-014 | \$3,404.81 |
| 5533-017-001 | \$762.32 |

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|--------------|-------------|
| 5533-017-002 | \$1,080.80 |
| 5533-017-003 | \$1,439.99 |
| 5533-017-004 | \$3,128.04 |
| 5533-017-009 | \$1,812.99 |
| 5533-017-010 | \$2,272.58 |
| 5533-017-011 | \$1,461.79 |
| 5533-017-900 | \$3,960.02 |
| 5533-017-901 | \$1,673.49 |
| 5533-018-001 | \$3,452.00 |
| 5533-018-900 | \$5,071.78 |
| 5533-019-001 | \$3,838.98 |
| 5533-019-002 | \$3,907.90 |
| 5533-019-003 | \$1,863.10 |
| 5533-019-005 | \$1,230.48 |
| 5533-019-012 | \$10,559.14 |
| 5533-020-023 | \$13,068.47 |
| 5533-021-002 | \$738.69 |
| 5533-021-005 | \$869.23 |
| 5533-021-008 | \$981.11 |
| 5533-021-009 | \$561.42 |
| 5533-021-010 | \$561.42 |
| 5533-021-011 | \$880.38 |
| 5533-021-012 | \$1,077.62 |
| 5533-021-028 | \$1,677.96 |
| 5533-021-030 | \$1,042.46 |
| 5533-021-037 | \$1,680.65 |
| 5533-023-001 | \$2,007.38 |
| 5533-023-002 | \$594.12 |
| 5533-023-003 | \$594.12 |
| 5533-023-017 | \$598.75 |
| 5533-023-018 | \$2,043.04 |
| 5533-023-026 | \$4,554.24 |
| 5533-023-027 | \$7,256.71 |
| 5533-024-001 | \$2,606.37 |
| 5533-024-003 | \$579.01 |
| 5533-024-004 | \$579.01 |
| 5533-024-020 | \$907.78 |
| 5533-024-021 | \$749.84 |
| 5533-024-023 | \$579.01 |
| 5533-024-026 | \$1,258.68 |
| 5533-024-028 | \$1,630.15 |
| 5533-024-029 | \$2,103.43 |
| 5533-025-008 | \$2,212.93 |
| 5533-025-009 | \$928.53 |
| 5533-025-010 | \$921.74 |
| 5533-025-011 | \$725.87 |
| 5533-025-012 | \$929.06 |
| 5533-025-013 | \$1,001.59 |

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|--------------|-------------|
| 5533-025-017 | \$658.11 |
| 5533-025-018 | \$1,028.54 |
| 5533-025-025 | \$1,333.31 |
| 5533-025-026 | \$1,029.25 |
| 5533-025-028 | \$595.33 |
| 5533-028-002 | \$1,107.28 |
| 5533-028-004 | \$1,525.67 |
| 5533-028-005 | \$1,646.54 |
| 5533-028-006 | \$1,894.73 |
| 5533-028-007 | \$623.14 |
| 5533-028-008 | \$569.85 |
| 5533-028-011 | \$807.05 |
| 5533-028-012 | \$544.63 |
| 5533-028-013 | \$719.49 |
| 5533-028-014 | \$544.63 |
| 5533-028-016 | \$544.63 |
| 5533-028-017 | \$1,797.36 |
| 5533-028-018 | \$7,741.56 |
| 5533-028-019 | \$1,189.40 |
| 5533-029-001 | \$2,834.55 |
| 5533-029-002 | \$13,927.86 |
| 5533-030-001 | \$922.83 |
| 5533-030-002 | \$886.09 |
| 5533-030-007 | \$582.37 |
| 5533-030-010 | \$582.37 |
| 5533-030-011 | \$582.37 |
| 5533-030-022 | \$871.77 |
| 5533-030-025 | \$915.12 |
| 5533-030-026 | \$7,250.26 |
| 5533-030-027 | \$6,688.61 |
| 5533-031-024 | \$3,547.52 |
| 5533-031-029 | \$1,273.87 |
| 5533-031-030 | \$11,866.62 |
| 5533-032-001 | \$1,050.28 |
| 5533-032-002 | \$866.08 |

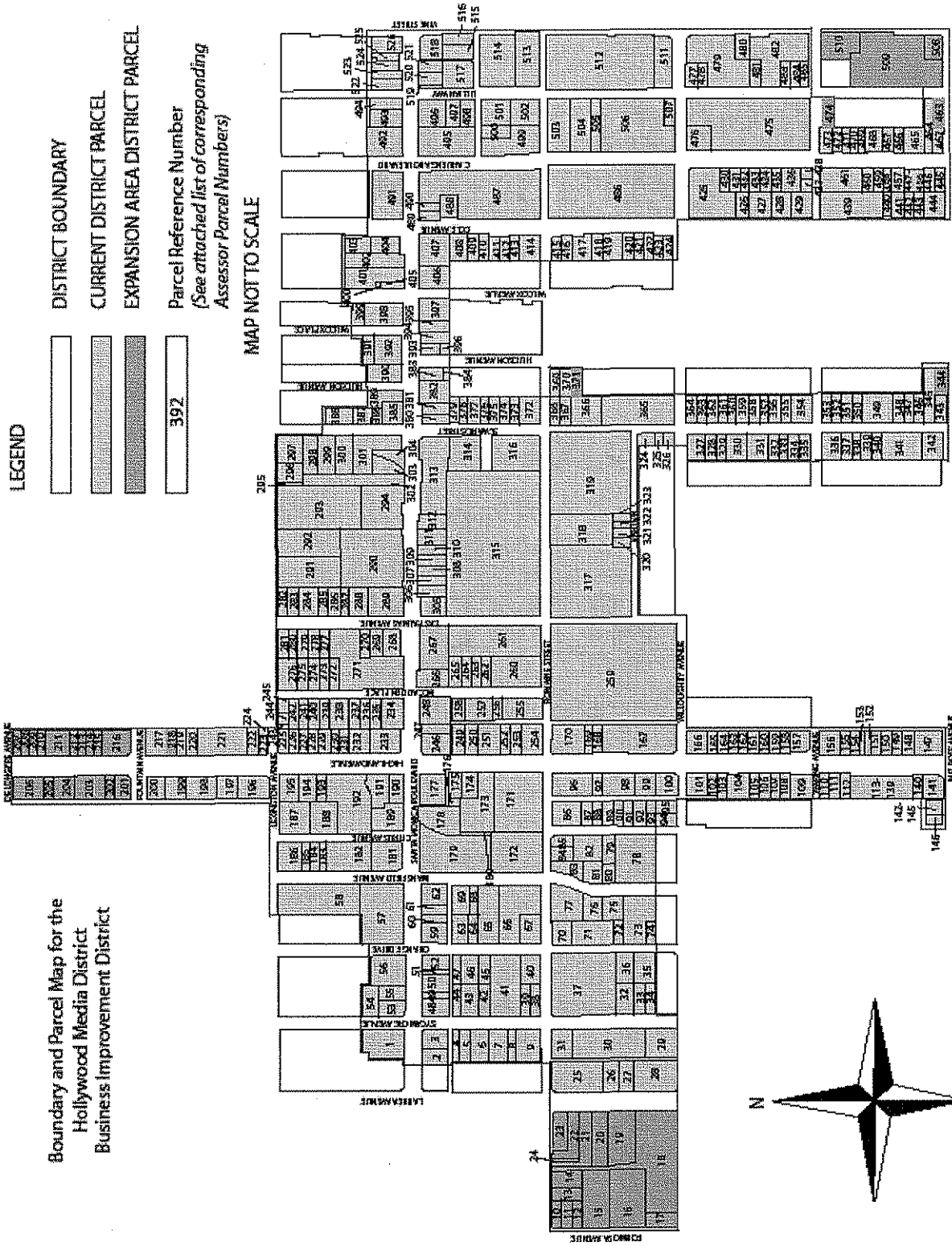
| | |
|--------------|------------|
| 5533-032-003 | \$110.00 |
| 5533-032-004 | \$1,018.54 |
| 5533-032-005 | \$735.84 |
| 5533-032-009 | \$540.40 |
| 5533-032-011 | \$2,057.97 |
| 5533-032-012 | \$1,259.06 |
| 5533-032-013 | \$1,158.29 |
| 5533-032-014 | \$1,934.95 |
| 5533-032-025 | \$1,163.21 |
| 5533-032-029 | \$1,495.72 |
| 5533-032-030 | \$750.98 |
| 5533-033-008 | \$137.50 |
| 5533-033-009 | \$905.76 |
| 5533-033-010 | \$561.42 |
| 5533-033-011 | \$1,601.75 |
| 5533-033-012 | \$1,331.58 |
| 5533-033-016 | \$544.63 |
| 5533-033-017 | \$544.63 |
| 5533-033-018 | \$137.50 |
| 5533-033-019 | \$712.64 |
| 5533-033-026 | \$2,555.51 |
| 5533-033-027 | \$137.50 |
| 5533-033-030 | \$1,064.24 |
| 5533-033-034 | \$206.92 |
| 5533-033-035 | \$206.92 |
| 5533-033-036 | \$206.92 |
| 5533-033-037 | \$206.92 |
| 5533-033-038 | \$226.06 |
| 5533-033-039 | \$206.92 |
| 5533-033-040 | \$206.92 |
| 5533-033-041 | \$206.92 |
| 5533-033-042 | \$206.92 |
| 5533-033-043 | \$226.06 |
| 5533-033-902 | \$4,486.28 |
| 5533-036-012 | \$1,427.54 |

| | |
|--------------|----------------|
| 5533-036-013 | \$1,236.03 |
| 5533-036-015 | \$1,363.93 |
| 5533-036-016 | \$588.88 |
| 5533-036-017 | \$929.06 |
| 5533-036-021 | \$1,476.67 |
| 5533-036-022 | \$852.38 |
| 5533-036-023 | \$884.34 |
| 5533-036-024 | \$1,075.35 |
| 5533-036-025 | \$1,516.07 |
| 5533-036-026 | \$2,465.48 |
| 5533-037-001 | \$1,921.11 |
| 5533-037-002 | \$739.23 |
| 5533-037-003 | \$760.11 |
| 5533-037-004 | \$797.32 |
| 5533-037-005 | \$867.35 |
| 5533-037-023 | \$3,178.12 |
| 5533-037-024 | \$2,024.07 |
| 5548-024-036 | \$855.58 |
| 5548-024-042 | \$808.37 |
| 5548-024-045 | \$2,351.19 |
| 5548-024-046 | \$1,692.02 |
| 5548-024-050 | \$1,624.18 |
| 5548-024-051 | \$2,565.05 |
| 5547-033-001 | \$848.31 |
| 5547-033-002 | \$627.73 |
| 5547-033-003 | \$934.27 |
| 5547-033-004 | \$817.10 |
| 5547-033-008 | \$695.42 |
| 5547-033-009 | \$743.10 |
| 5547-033-010 | \$669.91 |
| 5547-033-011 | \$655.13 |
| 5547-033-032 | \$2,882.33 |
| 5547-033-400 | \$2,876.77 |
| | \$1,056,236.04 |

APPENDIX 2

HMD BID
BOUNDARY MAP
&
MAP NUMBER INDEX

THE HOLLYWOOD MEDIA DISTRICT BID -ENGINEER'S REPORT



MAP NUMBER INDEX

| MAP # | APN | SITE ADDRESS |
|-------|------------|-------------------------|
| 1 | 5531013021 | 7051 Santa Monica Blvd. |
| 2 | 5531014002 | 7062 Santa Monica Blvd. |
| 3 | 5531014001 | 7052 Santa Monica Blvd. |
| 4 | 5531014008 | 1041 N. Sycamore Ave. |
| 5 | 5531014009 | 1037 N. Sycamore Ave. |
| 6 | 5531014023 | 1029 N. Sycamore Ave. |
| 7 | 5531014012 | 1017 N. Sycamore Ave. |
| 8 | 5531014013 | 1011 N. Sycamore Ave. |
| 9 | 5531014014 | 1011 N. Sycamore Ave. |
| 10 | 5531016003 | 968 N. Formosa Avenue |
| 11 | 5531016004 | 950 N. Formosa Avenue |
| 12 | 5531016005 | 946 N. Formosa Avenue |
| 13 | 5531016002 | 7136 Romaine Street |
| 14 | 5531016001 | 7130 Romaine Street |
| 15 | 5531016017 | 936 N. Formosa Avenue |
| 16 | 5531016006 | 916 N. Formosa Avenue |
| 17 | 5531016007 | 7175 Willoughby Avenue |
| 18 | 5531016023 | 915 N. La Brea Avenue |
| 19 | 5531016020 | 925 N. La Brea Avenue |
| 20 | 5531016022 | 933 N. La Brea Avenue |
| 21 | 5531016018 | 969 N. La Brea Avenue |
| 22 | 5531016016 | 979 N. La Brea Avenue |
| 23 | 5531016015 | 999 N. La Brea Avenue |
| 24 | 5531016008 | Willoughby Avenue |
| 25 | 5531015004 | 936 N. La Brea Ave. |
| 26 | 5531015003 | 932 N. La Brea Ave. |
| 27 | 5531015002 | 926 N. La Brea Ave. |
| 28 | 5531015001 | 904 N. La Brea Ave. |
| 29 | 5531015007 | Sycamore Ave |
| 30 | 5531015006 | 937 N. Sycamore Ave. |
| 31 | 5531015005 | 953 N. Sycamore Ave. |
| 32 | 5532010049 | Orange Ave |
| 33 | 5532010048 | Orange Ave |
| 34 | 5532010047 | Orange Ave |
| 35 | 5532010052 | 911 N. Orange Dr. |
| 36 | 5532010051 | 925 N. Orange Dr. |
| 37 | 5532010050 | 947 N. Orange Dr. |
| 38 | 5532030012 | 7045 Romaine St. |
| 39 | 5532030013 | 1006 Sycamore Ave. |
| 40 | 5532030011 | 1001 N Orange Dr |
| 41 | 5532030010 | 1016 N Sycamore Ave. |

| | | |
|----|------------|-------------------------|
| 42 | 5532030014 | 1026 N Sycamore Ave. |
| 43 | 5532030015 | 1032 N Sycamore Ave. |
| 44 | 5532030016 | 1040 N Sycamore Ave. |
| 45 | 5532030009 | 1027 N Orange Dr. |
| 46 | 5532030008 | 1033 N Orange Dr |
| 47 | 5532030007 | 1041 N Orange Dr. |
| 48 | 5532030006 | 7026 Santa Monica Blvd. |
| 49 | 5532030005 | 7020 Santa Monica Blvd. |
| 50 | 5532030004 | 7016 Santa Monica Blvd. |
| 51 | 5532030002 | 7008 Santa Monica Blvd. |
| 52 | 5532030001 | 7000 Santa Monica Blvd. |
| 53 | 5532016031 | 7025 Santa Monica Blvd |
| 54 | 5532016029 | 1114 N Sycamore Ave |
| 55 | 5532016015 | 7017 Santa Monica Blvd |
| 56 | 5532016027 | 7001 Santa Monica Blvd |
| 57 | 5532017020 | 1115 N Mansfield Ave |
| 58 | 5532017019 | 1127 N Mansfield Ave |
| 59 | 5532029005 | 6930 Santa Monica Blvd. |
| 60 | 5532029004 | 6916 Santa Monica Blvd. |
| 61 | 5532029003 | 6910 Santa Monica Blvd. |
| 62 | 5532029013 | 6900 Santa Monica Blvd. |
| 63 | 5532029012 | 1046 N Orange Dr. |
| 64 | 5532029011 | 1032 S Orange Dr. |
| 65 | 5532029008 | 1024 N Orange Dr. |
| 66 | 5532029009 | 1015 N Mansfield Ave. |
| 67 | 5532029010 | 1000 N Orange Dr. |
| 68 | 5532029007 | 1029 N Mansfield Ave. |
| 69 | 5532029006 | 1041 N Mansfield Ave. |
| 70 | 5532010060 | 950 N. Orange Dr. |
| 71 | 5532010059 | 940 N. Orange Dr. |
| 72 | 5532010058 | 926 N. Orange Dr. |
| 73 | 5532010064 | 918 N. Orange Dr. |
| 74 | 5532010057 | 910 N. Orange Dr. |
| 75 | 5532010063 | 933 N. Mansfield Ave. |
| 76 | 5532010062 | 941 N. Mansfield Ave. |
| 77 | 5532010061 | 6900 Romaine St. |
| 78 | 5532011044 | 915 N Citrus Ave |
| 79 | 5532011033 | 931 N. Citrus Ave. |
| 80 | 5532011041 | 930 Mansfield Ave |
| 81 | 5532011030 | 940 N. Mansfield Ave. |
| 82 | 5532011034 | 941 N. Citrus Ave. |
| 83 | 5532011029 | 6838 Romaine St. |

THE HOLLYWOOD MEDIA DISTRICT BID –ENGINEER’S REPORT

| | | |
|-----|------------|--------------------------|
| 84 | 5532011035 | Citrus Ave |
| 85 | 5532011036 | Citrus Ave |
| 86 | 5532012026 | 6820 Romaine St |
| 87 | 5532012027 | Romaine St |
| 88 | 5532012028 | Romaine St |
| 89 | 5532012029 | Romaine St |
| 90 | 5532012030 | 926 N Citrus Ave |
| 91 | 5532012031 | 920 N Citrus Ave |
| 92 | 5532012032 | 916 N Citrus Ave |
| 93 | 5532012033 | 910 N Citrus Ave |
| 94 | 5532012034 | 6821 Willoughby Ave |
| 95 | 5532012035 | 6815 Willoughby Ave |
| 96 | 5532012041 | 941 N Highland Ave |
| 97 | 5532012040 | 941 N Highland Ave |
| 98 | 5532012042 | 921 N Highland Ave |
| 99 | 5532012037 | 913 N Highland Ave |
| 100 | 5532012036 | 901 N Highland Ave |
| 101 | 5524003022 | 859 N. Highland Ave. |
| 102 | 5524003021 | 849 N. Highland Ave. |
| 103 | 5524003020 | 845 N. Highland Ave. |
| 104 | 5524003019 | 839 N. Highland Ave. |
| 105 | 5524003018 | 829 N. Highland Ave. |
| 106 | 5524003017 | 823 N. Highland Ave. |
| 107 | 5524003016 | 813 N. Highland Ave. |
| 108 | 5524003015 | 811 N. Highland Ave. |
| 109 | 5524003023 | 805 N. Highland Ave. |
| 110 | 5524012020 | 759 N. Highland Ave. |
| 111 | 5524012018 | 755 N. Highland Ave. |
| 112 | 5524012017 | 751 N. Highland Ave. |
| 113 | 5524012031 | 717 N. Highland Ave. #1 |
| 114 | 5524012032 | 717 N. Highland Ave. #2 |
| 115 | 5524012033 | 717 N. Highland Ave. #3 |
| 116 | 5524012034 | 717 N. Highland Ave. #4 |
| 117 | 5524012035 | 717 N. Highland Ave. #5 |
| 118 | 5524012036 | 717 N. Highland Ave. #6 |
| 119 | 5524012037 | 717 N. Highland Ave. #7 |
| 120 | 5524012038 | 717 N. Highland Ave. #8 |
| 121 | 5524012039 | 717 N. Highland Ave. #9 |
| 122 | 5524012040 | 717 N. Highland Ave. #10 |
| 123 | 5524012041 | 717 N. Highland Ave. #11 |
| 124 | 5524012042 | 717 N. Highland Ave. #12 |
| 125 | 5524012043 | 717 N. Highland Ave. #13 |
| 126 | 5524012044 | 717 N. Highland Ave. #14 |
| 127 | 5524012045 | 717 N. Highland Ave. #15 |
| 128 | 5524012046 | 717 N. Highland Ave. #16 |
| 129 | 5524012047 | 717 N. Highland Ave. #17 |

| | | |
|-----|------------|--------------------------|
| 130 | 5524012048 | 717 N. Highland Ave. #18 |
| 131 | 5524012049 | 717 N. Highland Ave. #19 |
| 132 | 5524012050 | 717 N. Highland Ave. #20 |
| 133 | 5524012051 | 717 N. Highland Ave. #21 |
| 134 | 5524012052 | 717 N. Highland Ave. #22 |
| 135 | 5524012053 | 717 N. Highland Ave. #23 |
| 136 | 5524012054 | 717 N. Highland Ave. #24 |
| 137 | 5524012055 | 717 N. Highland Ave. #25 |
| 138 | 5524012056 | 717 N. Highland Ave. #26 |
| 139 | 5524012057 | 717 N. Highland Ave. #27 |
| 140 | 5524012028 | 713 N. Highland Ave. |
| 141 | 5524012027 | 6601 Melrose Ave. |
| 142 | 5524012058 | 6615 Melrose Ave. #1 |
| 143 | 5524012059 | 6617 Melrose Ave. #1 |
| 144 | 5524012060 | 6619 Melrose Ave. #1 |
| 145 | 5524012061 | 6621 Melrose Ave. |
| 146 | 5524012022 | 706 N. Highland Ave. |
| 147 | 5524011014 | 700 N. Highland Ave. |
| 148 | 5524011025 | 716 N. Highland Ave. |
| 149 | 5524011026 | 724 N. Highland Ave. |
| 150 | 5524011018 | 728 N. Highland Ave. |
| 151 | 5524011019 | 732 N. Highland Ave. |
| 152 | 5524011020 | 736 N. Highland Ave. |
| 153 | 5524011021 | 738 N. Highland Ave. |
| 154 | 5524011022 | 742 N. Highland Ave. |
| 155 | 5524011023 | 750 N. Highland Ave. |
| 156 | 5524011024 | 752 N. Highland Ave. |
| 157 | 5524004028 | 800 N. Highland Ave. |
| 158 | 5524004025 | 810 N. Highland Ave. |
| 159 | 5524004016 | 816 N. Highland Ave. |
| 160 | 5524004017 | 822 N. Highland Ave. |
| 161 | 5524004018 | 828 N. Highland Ave. |
| 162 | 5524004019 | 836 N. Highland Ave. |
| 163 | 5524004020 | 840 N. Highland Ave. |
| 164 | 5524004021 | 844 N. Highland Ave. |
| 165 | 5524004022 | Highland Ave |
| 166 | 5524004023 | 860 N. Highland Ave. |
| 167 | 5532013031 | 900 N Highland Ave |
| 168 | 5532013033 | Highland Ave |
| 169 | 5532013032 | 940 N Highland Ave |
| 170 | 5532013030 | 950 N Highland Ave |
| 171 | 5532028009 | 1001 N Highland Ave |
| 172 | 5532028011 | 1006 N Mansfield Ave. |
| 173 | 5532028004 | 1025 N Highland Ave |
| 174 | 5532028008 | 1035 N Highland Ave |
| 175 | 5532028007 | 1041 N Highland Ave. |

THE HOLLYWOOD MEDIA DISTRICT BID –ENGINEER’S REPORT

| | | |
|-----|------------|-------------------------|
| 176 | 5532028006 | Highland Ave |
| 177 | 5532028012 | 1051 N Highland Ave |
| 178 | 5532028017 | 6820 Santa Monica Blvd |
| 179 | 5532028018 | 6838 Santa Monica Blvd. |
| 180 | 5532028015 | Mansfield Ave |
| 181 | 5532018007 | 6861 Santa Monica Blvd |
| 182 | 5532018009 | 1132 N Mansfield Ave |
| 183 | 5532018008 | Mansfield Ave |
| 184 | 5532018005 | 1116 N Mansfield Ave |
| 185 | 5532018004 | Mansfield Ave |
| 186 | 5532018010 | 6850 Lexington Ave |
| 187 | 5532019013 | 6824 Lexington Ave |
| 188 | 5532019018 | 1140 N Citrus Ave |
| 189 | 5532019017 | 6801 Santa Monica Blvd |
| 190 | 5532019016 | 6801 Santa Monica Blvd |
| 191 | 5532019015 | 1107 N Highland Ave |
| 192 | 5532019019 | 1135 N Highland Ave |
| 193 | 5532019003 | 1141 N Highland Ave |
| 194 | 5532019002 | 1151 N Highland Ave |
| 195 | 5532019001 | 1153 N Highland Ave |
| 196 | 5532006028 | 1213 N. Highland Ave. |
| 197 | 5532006007 | 1227 N. Highland Ave. |
| 198 | 5532006029 | 1233 N. Highland Ave. |
| 199 | 5532006024 | 1243 N. Highland Ave. |
| 200 | 5532006001 | 1255 N. Highland Ave. |
| 201 | 5548024050 | 1309 N Highland Ave |
| 202 | 5548024036 | 1311 N Highland Ave |
| 203 | 5548024045 | 1323 N Highland Ave |
| 204 | 5548024046 | 1333 N Highland Ave |
| 205 | 5548024042 | 1343 N Highland Ave |
| 206 | 5548024051 | 1347 1/2 N Highland Ave |
| 207 | 5547033001 | 1410 N Highland Ave |
| 208 | 5547033002 | 1354 N Highland Ave |
| 209 | 5547033003 | 1350 N Highland Ave |
| 210 | 5547033004 | 1344 N Highland Ave |
| 211 | 5547033032 | 1342 N Highland Ave |
| 212 | 5547033008 | 1330 N Highland Ave |
| 213 | 5547033009 | 1328 N Highland Ave |
| 214 | 5547033010 | 1320 N Highland Ave |
| 215 | 5547033011 | 1318 N Highland Ave |
| 216 | 5547033400 | 1300 N Highland Ave |
| 217 | 5532005028 | 1258 N. Highland Ave. |
| 218 | 5532005040 | 1248 N. Highland Ave. |
| 219 | 5532005004 | 1242 N. Highland Ave. |
| 220 | 5532005032 | 1238 N. Highland Ave. |
| 221 | 5532005041 | 1220 N. Highland Ave. |

| | | |
|-----|------------|-------------------------|
| 222 | 5532005011 | 1206 N. Highland Ave. |
| 223 | 5532005012 | 1200 N. Highland Ave. |
| 224 | 5532005013 | 6769 Lexington Ave. |
| 225 | 5532020001 | 1160 N Highland |
| 226 | 5532020002 | 1154 N Highland Ave |
| 227 | 5532020003 | 1150 N Highland Ave |
| 228 | 5532020004 | 1144 N Highland Ave |
| 229 | 5532020005 | 1138 N Highland Ave |
| 230 | 5532020006 | 1136 N Highland Ave |
| 231 | 5532020007 | 1128 N Highland Ave |
| 232 | 5532020008 | 1120 N Highland Ave |
| 233 | 5532020028 | 6775 Santa Monica Blvd |
| 234 | 5532020011 | 6751 Santa Monica Blvd |
| 235 | 5532020012 | 1117 N McCadden Pl |
| 236 | 5532020013 | 1119 N McCadden Pl |
| 237 | 5532020014 | 1123 N McCadden Pl |
| 238 | 5532020016 | 1125 N McCadden Pl |
| 239 | 5532020017 | 1125 N McCadden Pl |
| 240 | 5532020018 | 1145 N McCadden Pl |
| 241 | 5532020019 | 1149 N McCadden Pl |
| 242 | 5532020020 | 1153 N McCadden Pl |
| 243 | 5532020023 | 6764 Lexington Ave |
| 244 | 5532020022 | 6762 Lexington Ave |
| 245 | 5532020021 | 1157 N McCadden Pl |
| 246 | 5532027019 | 6766 Santa Monica Blvd. |
| 247 | 5532027018 | 1050 N Highland Ave |
| 248 | 5532027016 | 6750 Santa Monica Blvd. |
| 249 | 5532027008 | 1036 N Highland Ave. |
| 250 | 5532027009 | 1032 N Highland Ave |
| 251 | 5532027017 | 1026 N Highland Ave. |
| 252 | 5532027012 | 1014 N Highland Ave |
| 253 | 5532027013 | 1010 N Highland Ave |
| 254 | 5532027014 | 1000 N Highland Ave |
| 255 | 5532027004 | 1007 N McCadden Pl |
| 256 | 5532027003 | 1021 N McCadden Pl |
| 257 | 5532027002 | 1025 N McCadden Pl |
| 258 | 5532027001 | 1041 N McCadden PL |
| 259 | 5532013900 | 929 N Las Palmas |
| 260 | 5532026035 | 6721 Romaine St |
| 261 | 5532026036 | 1017 N Las Palmas Ave |
| 262 | 5532026034 | 1024 N McCadden Pl |
| 263 | 5532026033 | 1028 N McCadden Pl |
| 264 | 5532026032 | 1030 N McCadden |
| 265 | 5532026031 | 1040 N McCadden Pl |
| 266 | 5532026005 | 1044 N McCadden Pl |
| 267 | 5532026023 | 6700 Santa Monica Blvd |

THE HOLLYWOOD MEDIA DISTRICT BID –ENGINEER’S REPORT

| | | |
|-----|------------|-------------------------|
| 268 | 5532021028 | 1111 N Las Palmas Ave |
| 269 | 5532021024 | 1111 N Las Palmas Ave |
| 270 | 5532021010 | 1119 N Las Palmas Ave |
| 271 | 5532021902 | 6725 Santa Monica Blvd |
| 272 | 5532021026 | 1118 N McCadden Pl |
| 273 | 5532021005 | 1138 N McCadden Pl |
| 274 | 5532021004 | 1142 N McCadden Pl |
| 275 | 5532021003 | McCadden Pl |
| 276 | 5532021027 | 1154 N McCadden Pl |
| 277 | 5532021014 | Las Palmas Ave |
| 278 | 5532021015 | 1145 N Las Palmas Ave |
| 279 | 5532021016 | Las Palmas Ave |
| 280 | 5532021017 | 1155 N Las Palmas Ave |
| 281 | 5532021018 | 1161 N Las Palmas Ave |
| 282 | 5532022001 | 1160 N Las Palmas Ave |
| 283 | 5532022002 | 1156 N Las Palmas Ave |
| 284 | 5532022003 | 1144 N Las Palmas Ave |
| 285 | 5532022004 | 1138 N Las Palmas Ave |
| 286 | 5532022005 | 1134 N Las Palmas Ave |
| 287 | 5532022006 | 1128 N Las Palmas Ave |
| 288 | 5532022008 | 1120 N Las Palmas Ave |
| 289 | 5532022010 | 6677 Santa Monica Blvd |
| 290 | 5532022024 | 6665 Santa Monica Blvd |
| 291 | 5532022026 | 6666 Lexington Ave |
| 292 | 5532022025 | 6650 Lexington Ave |
| 293 | 5532022019 | 6640 Lexington Ave |
| 294 | 5532022023 | 6641 Santa Monica Blvd |
| 295 | 5532023012 | Santa Monica Blvd |
| 296 | 5532023002 | 6616 Lexington Ave |
| 297 | 5532023001 | 6600 Lexington Ave |
| 298 | 5532023003 | 1145 Seward St |
| 299 | 5532023004 | 1141 Seward St |
| 300 | 5532023015 | Santa Monica Blvd |
| 301 | 5532023016 | 6601 Santa Monica Blvd |
| 302 | 5532023011 | 6621 Santa Monica Blvd |
| 303 | 5532023008 | 6611 Santa Monica Blvd |
| 304 | 5532023013 | 6609 Santa Monica Blvd |
| 305 | 5532025001 | 6678 Santa Monica Blvd. |
| 306 | 5532025002 | 6674 Santa Monica Blvd. |
| 307 | 5532025003 | 6670 Santa Monica Blvd. |
| 308 | 5532025004 | 6666 Santa Monica Blvd |
| 309 | 5532025005 | 6662 Santa Monica Blvd |
| 310 | 5532025006 | 6660 N Sepulveda Blvd. |
| 311 | 5532025007 | 6648 Santa Monica Blvd |
| 312 | 5532025008 | 6642 Santa Monica Blvd |
| 313 | 5532024013 | 6600 Santa Monica Blvd |

| | | |
|-----|------------|------------------------|
| 314 | 5532024009 | 6605 Eleanor Ave |
| 315 | 5532025016 | 1040 N Las Palmas Ave. |
| 316 | 5532024007 | 6601 Romaine St |
| 317 | 5532014039 | 6650 Romaine St |
| 318 | 5532014901 | Romaine St |
| 319 | 5532014038 | 959 Seward St |
| 320 | 5532014034 | 6555 Barton Ave |
| 321 | 5532014033 | 6547 Barton Ave |
| 322 | 5532014032 | 6545 Barton Ave |
| 323 | 5532014031 | 6541 Barton Ave |
| 324 | 5532015046 | 911 Seward St |
| 325 | 5532015047 | 905 Seward St |
| 326 | 5532015048 | 901 Seward St |
| 327 | 5533024001 | 861 Seward St. |
| 328 | 5533024020 | 849 Seward St. |
| 329 | 5533024021 | 843 Seward St. |
| 330 | 5533024028 | 835 Seward St. |
| 331 | 5533024029 | 823 Seward St. |
| 332 | 5533024023 | 817 Seward St. |
| 333 | 5533024003 | Seward St |
| 334 | 5533024004 | Seward St |
| 335 | 5533024026 | 801 Seward St. |
| 336 | 5533037001 | 755 Seward St. |
| 337 | 5533037002 | 747 Seward St. |
| 338 | 5533037003 | 743 Seward St. |
| 339 | 5533037004 | 737 Seward St. |
| 340 | 5533037005 | 735 Seward St. |
| 341 | 5533037023 | 729 Seward St. |
| 342 | 5533037024 | 6101 Melrose Ave. |
| 343 | 5533036013 | 6063 Melrose Ave. |
| 344 | 5533036012 | 6051 Melrose Ave |
| 345 | 5533036025 | 708 Seward St. |
| 346 | 5533036015 | 712 Seward St. |
| 347 | 5533036016 | 720 Seward St. |
| 348 | 5533036017 | 722 Seward St. |
| 349 | 5533036026 | 736 Seward St. |
| 350 | 5533036021 | 742 Seward St. |
| 351 | 5533036022 | 748 Seward St. |
| 352 | 5533036023 | 752 Seward St. |
| 353 | 5533036024 | 758 Seward St. |
| 354 | 5533025008 | 800 Seward St. |
| 355 | 5533025009 | 812 Seward St. |
| 356 | 5533025010 | 816 Seward St. |
| 357 | 5533025011 | 820 Seward St. |
| 358 | 5533025012 | 826 Seward St. |
| 359 | 5533025013 | 830 Seward St. |

THE HOLLYWOOD MEDIA DISTRICT BID –ENGINEER’S REPORT

| | | |
|-----|------------|-------------------------|
| 360 | 5533025026 | 838 Seward St. |
| 361 | 5533025025 | 840 Seward St. |
| 362 | 5533025028 | Seward St |
| 363 | 5533025017 | 856 Seward St. |
| 364 | 5533025018 | 856 Seward St. |
| 365 | 5533023027 | 900 Seward |
| 366 | 5533023026 | 936 Seward St. |
| 367 | 5533023017 | 952 N Hudson Ave. |
| 368 | 5533023018 | 952 Seward St. |
| 369 | 5533023001 | 957 N Hudson Ave. |
| 370 | 5533023002 | 953 N Hudson Ave. |
| 371 | 5533023003 | 947 N Hudson Ave |
| 372 | 5533012025 | 1000 Seward St. |
| 373 | 5533012017 | 1010 Seward St. |
| 374 | 5533012018 | 1016 Seward St. |
| 375 | 5533012019 | 1018 Seward St. |
| 376 | 5533012020 | 1026 Seward St. |
| 377 | 5533012021 | 1028 Seward St. |
| 378 | 5533012022 | 1034 Seward St. |
| 379 | 5533012032 | Santa Monica Blvd |
| 380 | 5533012031 | Santa Monica Blvd |
| 381 | 5533012030 | 6568 Santa Monica Blvd. |
| 382 | 5533012002 | 6560 Santa Monica Blvd. |
| 383 | 5533012027 | 6550 Santa Monica Blvd. |
| 384 | 5533012028 | 1045 N Hudson Ave. |
| 385 | 5533011001 | 6567 Santa Monica Blvd. |
| 386 | 5533011002 | 1110 Seward St. |
| 387 | 5533011020 | 1122 Seward St. |
| 388 | 5533011021 | 1130 Seward St. |
| 389 | 5533011003 | 6561 Santa Monica Blvd. |
| 390 | 5533010041 | 6539 Santa Monica Blvd. |
| 391 | 5533010017 | 1117 Wilcox Pl |
| 392 | 5533010044 | 6525 Santa Monica Blvd. |
| 393 | 5533013029 | 6522 Santa Monica Blvd. |
| 394 | 5533013028 | 6518 Santa Monica Blvd. |
| 395 | 5533013002 | 6512 Santa Monica Blvd. |
| 396 | 5533013005 | 1048 N Hudson Ave. |
| 397 | 5533013001 | 6500 Santa Monica Blvd. |
| 398 | 5533010042 | 6511 Santa Monica Blvd. |
| 399 | 5533010005 | 1120 Wilcox Pl |
| 400 | 5533009018 | 1116 Wilcox Ave. |
| 401 | 5533009902 | 6451 Santa Monica Blvd. |
| 402 | 5533009031 | 6439 Santa Monica Blvd. |
| 403 | 5533009030 | 1129 Cole Ave. |
| 404 | 5533009028 | 6435 Santa Monica Blvd. |
| 405 | 5533009017 | 1102 Wilcox Ave. |

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| 406 | 5533014002 | 6464 Santa Monica Blvd. |
| 407 | 5533014001 | 6432 Santa Monica Blvd. |
| 408 | 5533014900 | 1037 Cole Ave |
| 409 | 5533014901 | 1033 Cole Ave |
| 410 | 5533014005 | 1027 Cole Ave. |
| 411 | 5533014023 | 1023 Cole Ave. |
| 412 | 5533014024 | 1017 Cole Ave. |
| 413 | 5533014008 | 1011 Cole Ave. |
| 414 | 5533014020 | 1001 Cole Ave. |
| 415 | 5533021030 | 957 Cole Ave. |
| 416 | 5533021002 | 953 Cole Ave. |
| 417 | 5533021037 | 947 Cole Ave. |
| 418 | 5533021005 | 937 Cole Ave |
| 419 | 5533021028 | 927 Cole Ave. |
| 420 | 5533021008 | 923 Cole Ave. |
| 421 | 5533021009 | Cole Ave |
| 422 | 5533021010 | Cole Ave |
| 423 | 5533021011 | 905 Cole Ave. |
| 424 | 5533021012 | 6205 Willoughby Ave. |
| 425 | 5533028018 | 855 N Cahuenga Blvd. |
| 426 | 5533028002 | 832 Cole Ave. |
| 427 | 5533028004 | 826 Cole Ave. |
| 428 | 5533028005 | 814 Cole Ave. |
| 429 | 5533028006 | 800 Cole Ave. |
| 430 | 5533028016 | 841 N Cahuenga Blvd. |
| 431 | 5533028019 | 837 N Cahuenga Blvd. |
| 432 | 5533028014 | 833 N Cahuenga Blvd. |
| 433 | 5533028013 | 825 N Cahuenga Blvd. |
| 434 | 5533028012 | 821 N Cahuenga Blvd. |
| 435 | 5533028011 | 815 N. Cahuenga Blvd. |
| 436 | 5533028017 | 807 N Cahuenga Blvd. |
| 437 | 5533028007 | 6011 Waring Ave. |
| 438 | 5533028008 | 801 N Cahuenga Blvd. |
| 439 | 5533033902 | 6014 Waring Ave |
| 440 | 5533033030 | 726 Cole Ave. |
| 441 | 5533033008 | 720 Cole Ave |
| 442 | 5533033009 | 716 Cole Ave |
| 443 | 5533033010 | 710 Cole Ave. |
| 444 | 5533033011 | 5925 Melrose Ave. |
| 445 | 5533033012 | 5901 Melrose Ave. |
| 446 | 5533033027 | 705 N. Cahuenga Blvd. |
| 447 | 5533033034 | 717 N Cahuenga Blvd. A1 |
| 448 | 5533033035 | 717 N Cahuenga Blvd. A2 |
| 449 | 5533033036 | 717 N Cahuenga Blvd. A3 |
| 450 | 5533033037 | 717 N Cahuenga Blvd. A4 |
| 451 | 5533033038 | 717 N Cahuenga Blvd. A5 |

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| 452 | 5533033039 | 717 N Cahuenga Blvd. B1 |
| 453 | 5533033040 | 717 N Cahuenga Blvd. B2 |
| 454 | 5533033041 | 717 N Cahuenga Blvd. B3 |
| 455 | 5533033042 | 717 N Cahuenga Blvd. B4 |
| 456 | 5533033043 | 717 N Cahuenga Blvd. B5 |
| 457 | 5533033016 | 721 N. Cahuenga Blvd. |
| 458 | 5533033017 | 727 N Cahuenga Blvd |
| 459 | 5533033018 | 731 Cahuenga Blvd |
| 460 | 5533033019 | 739 N. Cahuenga Blvd. |
| 461 | 5533033026 | 745 N Cahuenga Blvd. |
| 462 | 5533032012 | 5865 Melrose Ave. |
| 463 | 5533032013 | 5851 Melrose Ave. |
| 464 | 5533032014 | 706 N Cahuenga Blvd. |
| 465 | 5533032011 | 720 N Cahuenga Blvd. |
| 466 | 5533032009 | 720 N Cahuenga Blvd. |
| 467 | 5533032030 | 726 N Cahuenga Blvd. |
| 468 | 5533032029 | 738 N Cahuenga Blvd. |
| 469 | 5533032005 | 740 N Cahuenga Blvd. |
| 470 | 5533032004 | 742 N Cahuenga Blvd. |
| 471 | 5533032003 | 746 N Cahuenga Blvd |
| 472 | 5533032002 | 752 N Cahuenga Blvd. |
| 473 | 5533032001 | 758 N Cahuenga Blvd. |
| 474 | 5533032025 | 755 Lillian Way |
| 475 | 5533029002 | 836 N Cahuenga Blvd. |
| 476 | 5533029001 | 850 N Cahuenga Blvd. |
| 477 | 5533030001 | 858 Lillian Way |
| 478 | 5533030002 | 850 Lillian Way |
| 479 | 5533030027 | 832 Lillian Way |
| 480 | 5533030022 | 827 Lillian Way |
| 481 | 5533030007 | 830 Lillian Way |
| 482 | 5533030026 | 823 N. Vine St. |
| 483 | 5533030010 | 812 Lillian Way |
| 484 | 5533030011 | 806 Lillian Way |
| 485 | 5533030025 | 802 Lillian Way |
| 486 | 5533020023 | 914 Cole Ave. |
| 487 | 5533015018 | 1006 Cole Ave. |
| 488 | 5533015019 | 1044 Cole Ave. |
| 489 | 5533015003 | 6424 Santa Monica Blvd. |

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| 490 | 5533015002 | Santa Monica Blvd |
| 491 | 5533009900 | Santa Monica Blvd |
| 492 | 5533008024 | 6379 Santa Monica Blvd. |
| 493 | 5533008011 | 6363 Santa Monica Blvd. |
| 494 | 5533008012 | 6331 Santa Monica Blvd. |
| 495 | 5533016001 | 6372 Santa Monica Blvd. |
| 496 | 5533016002 | 6350 Santa Monica Blvd. |
| 497 | 5533016005 | 1067 Lillian Way |
| 498 | 5533016006 | 6309 Eleanor Ave. |
| 499 | 5533016014 | Lillian Way |
| 500 | 5533016013 | Lillian Way |
| 501 | 5533016008 | 1021 Lillian Way |
| 502 | 5533016012 | 1027 Lillian Way. |
| 503 | 5533019001 | 6200 Romaine St. |
| 504 | 5533019002 | 946 N Cahuenga Blvd. |
| 505 | 5533019003 | 936 N Cahuenga Blvd. |
| 506 | 5533019012 | 900 N Cahuenga Blvd. |
| 507 | 5533019005 | 901 Lillian Way |
| 508 | 5533031029 | 717 Vine St |
| 509 | 5533031030 | 727 Vine St |
| 510 | 5533031024 | 777 Vine St |
| 511 | 5533018001 | 901 Vine St. |
| 512 | 5533018900 | 955 Vine St |
| 513 | 5533017900 | Eleanor Ave |
| 514 | 5533017901 | 955 Vine St |
| 515 | 5533017011 | 6309 Eleanor Ave. |
| 516 | 5533017010 | 1057 Vine St. |
| 517 | 5533017004 | 1060 Lillian Way |
| 518 | 5533017009 | 6300 Santa Monica Blvd. |
| 519 | 5533017001 | 6324 Santa Monica Blvd. |
| 520 | 5533017002 | 6320 Santa Monica Blvd. |
| 521 | 5533017003 | 6314 Santa Monica Blvd. |
| 522 | 5533007013 | 6325 Santa Monica Blvd. |
| 523 | 5533007012 | 6315 Santa Monica Blvd. |
| 524 | 5533007035 | 6315 Santa Monica Blvd. |
| 525 | 5533007034 | Santa Monica Blvd |
| 526 | 5533007032 | 6301 Santa Monica Blvd. |